



# ***REAL PROPERTY EVALUATION REPORTS***

Adjutant General's Department  
Credit Union Department  
Finance Commission of Texas  
Texas Military Facilities Commission

For the  
78th Legislature

Prepared by  
Texas General Land Office  
Jerry Patterson  
Commissioner



TEXAS



GENERAL LAND OFFICE

JERRY PATTERSON, COMMISSIONER

September 1, 2004

The Office of the Governor

The Office of  
Lieutenant Governor

The Office of the  
Speaker of the House of Representatives

Members, Texas Senate and House of Representatives  
78th Legislature

I am pleased to present the final report of the Asset Management Division, Texas General Land Office, evaluating the real property assets of the Adjutant General's Department, Credit Union Department, Finance Commission of Texas, and Texas Military Facilities Commission.

This report is mandated by the Texas Natural Resources Code, Sections 31.151, et seq. The report analyzes market value and highest and best use of the evaluated properties and contains recommendations to assist legislators in making appropriate land-use decisions.

Report information is based on economic conditions at the time of appraisal and may change with fluctuations in the market.

Please contact me if you have any questions or would like additional information.

Sincerely,

JERRY PATTERSON  
Commissioner, General Land Office

Stephen F. Austin Building • 1700 North Congress Avenue • Austin, Texas 78701-1495

Post Office Box 12873 • Austin, Texas 78711-2873

512-463-5001 • 800-998-4GLO

[www.glo.state.tx.us](http://www.glo.state.tx.us)





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## **OVERVIEW**



# **THE EVALUATION PROCESS**

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## **AN OVERVIEW**



### **CONTENTS**

This report contains evaluations of state real property for the following agencies:

Adjutant General's Department  
Credit Union Department  
Finance Commission of Texas  
Texas Military Facilities Commission

### **Agency Summaries**

Each report begins with an agency summary containing the following:

*Background/Authorities:*

The agency's enablement legislation, operational mission, and real property management procedure.

*Real Property Assets:*

The agency's real property holdings including function, location, size, physical, and legal characteristics.

### **GLO Analysis and Recommendations**

Following is an analysis of salient real property factors and GLO's recommendations regarding future disposition of the property. Recommendations are based on the following:

- ◆ an examination of appraisal data
- ◆ on-site inspections by evaluation staff
- ◆ legal and physical limitations to use
- ◆ need for the property by other state agencies
- ◆ market conditions and/or
- ◆ other factors influencing the value of the property to the state

### **Texas Building and Procurement Commission Recommendations**

Before publication, real property evaluation reports are submitted to the Texas Building and Procurement Commission (TBPC) to determine whether any reviewed properties are needed by other state agencies. Any TBPC staff comments are included in the agency's summary section of the report and attached to the specific site analysis.



# **EVALUATION REPORTS**



**ADJUTANT GENERAL'S DEPARTMENT -  
AGENCY SUMMARY**





## **AGENCY SUMMARY**

### **BACKGROUND-AUTHORITIES**

The Adjutant General's Department (AGD) is located at Camp Mabry in Austin. It controls the state military and performs duties entrusted to it by the governor relative to the public safety and military affairs of the state (Government Code, Chapter 431, Title 4). AGD's responsibilities include ensuring the readiness of the Texas State Guard, Air National Guard, and Army National Guard in times of war, national emergency, or as directed by the governor.

AGD is headed by the adjutant general, which holds the military rank of major general and is an appointed member of the governor's staff. The adjutant general is under the direct command of the governor, who is the state's commander in chief. Under Government Code, § 431.026 (a), the governor, on recommendation of the adjutant general, can appoint two assistant adjutant generals, one from the Army and one from the Air Force.

### **REAL PROPERTY ASSETS**

#### **Property Management**

The Adjutant General's Department administers state-owned or leased military facilities. It executes leases on behalf of the state to the National Guard and then administers the property on behalf of the state. AGD can declare military property as surplus, but the Texas Military Facilities Commission (formerly the Texas National Guard Armory Board) is responsible for the property's final disposition, including National Guard camps as specified in § 431.030 of the Government Code.

#### **Geographic Location and Description**

The AGD currently holds one property in its inventory: Camp Mabry. This 349.28 acre tract is located along Loop 1 (MoPac) in Austin.

### **Specific Legislation**

The 75<sup>th</sup> Legislature amended section (d) of Chapter 31.156 of the Texas Natural Resources Code to prohibit the Commissioner of the General Land Office from recommending a real estate transaction on any property under the management and control of the AGD or the Texas Military Facilities Commission if the Adjutant General has determined the property is used for military purposes according to military criteria for use of real property.

### **GLO RECOMMENDATION**

The appraisal indicates the highest and best use would be to develop Camp Mabry for upper-end residential development, and since much of the land is undeveloped, the GLO feels much of the land is economically underutilized. However, the GLO acknowledges the complex is controversial due to historical designations, environmental concerns, restrictions and reversion clauses in various deeds, and the political strength of both the neighbors and the military. For all these reasons, the GLO recommends the site be retained for continued agency use.

Texas Natural Resources Code, Chapter 31.157 requires a draft of this report be sent to the subject agency, Texas Building and Procurement Commission, and the Texas Department of Housing and Community Affairs for review and comments regarding possible alternative state use or use for affordable housing.

No comments were received from the Adjutant General's Department, the Texas Building and Procurement Commission, or the Texas Department of Housing and Community Affairs.

GLO ID#: 1815

## Camp Mabry - Austin

**Location:**

2200 35th St, Austin, Travis County, Texas

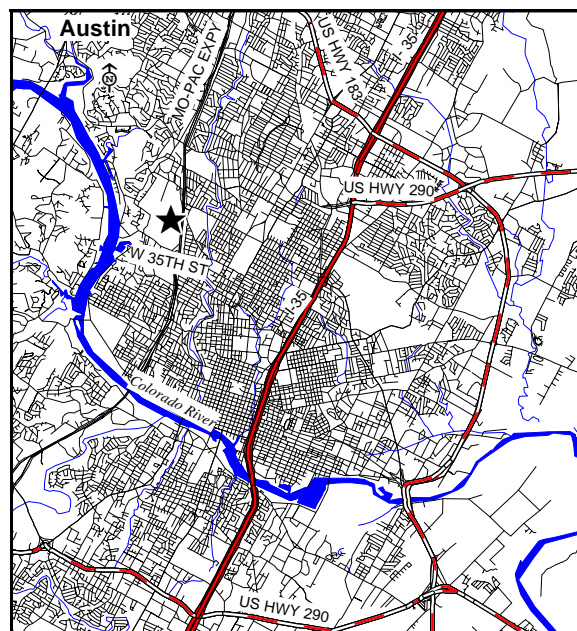
**Legal Description:**

Volume 5096 Page 817 Travis County Deed Records

**Encumbrances**

**Physical:** None

**Legal:**    *Deed Restrictions:* Reversion Clause  
              *Easements:* Utility



Location Map

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<b>Appraisal Date:</b> 10/28/2003	<b>Acres:</b> ..... 349.28	<b>Bldgs.:</b> .....69	<b>Bldg. Area:</b> .....717,274 sq. ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....48	<b>FAR:</b> ... 0.05	<b>Building Value:</b> ..... \$11,643,487
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> ..... \$11,476,513	
<b>Frontage:</b> .....35th St, MoPac		<b>Total Market Value:</b> ..... \$23,120,000	
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water Line			
<b>Surrounding Uses:</b> .....Residential			
<b>Current Use:</b> .....Military Facility			
<b>Highest and Best Use:</b> .....Multi-Use Development			
<b>Agency Projected Use:</b> .....Military Facility			

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**Analysis**

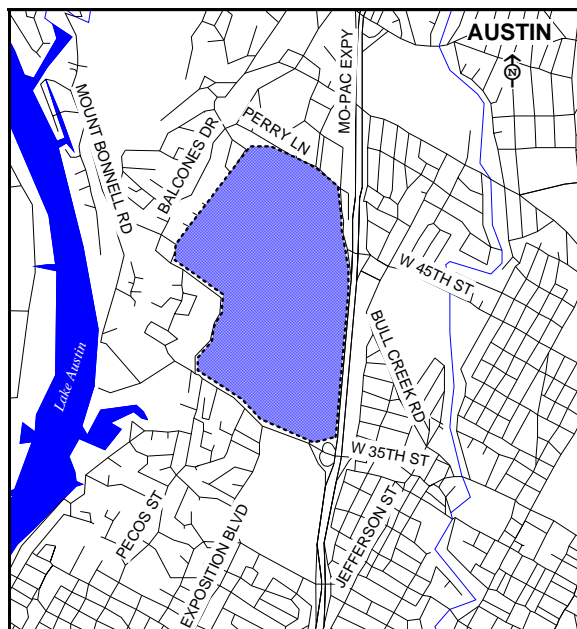
The Adjutant General's Department utilizes this site located in Central Austin as a main headquarters for the Texas National Guard. It is improved with 69 buildings, and consists of 349.28 acres. It is a portion of the larger complex known as Camp Mabry. Surrounding land use is primarily residential, and the entire tract is in a zoning area for residential development. The present use is inconsistent with the neighborhood, but this land was designated for special use.

The appraisal indicates the highest and best use would be to develop this land for upper-end residential development if the deed restrictions were not in place. The entire Camp Mabry complex is highly controversial due to historical designations, restrictions and reversion clauses contained in various deeds, its large undeveloped area which is considered by most naturalists to be prime endangered species habitat and its location over the Edwards Aquifer Recharge Zone. The GLO feels this land is economically underutilized, but in view of legal prohibitions and other detriments to alternative uses, the recommendation is to retain for continued agency use.

**GLO Recommendation:**

Retain for continued agency operations.

Site Map





**CREDIT UNION DEPARTMENT -  
AGENCY SUMMARY**



## **Agency Summary**

### **BACKGROUND – AUTHORITIES**

The Credit Union Department (Department) regulates and supervises all state-chartered credit unions to ensure financial soundness and protect the public's savings. It was created in 1969 with the passage of Senate Bill 317 by the 61<sup>st</sup> Legislature. Senate Bill 317 was later codified into Vernon's Texas Civil Statutes, Articles 246-1, et.seq., then recodified as Title 2, Chapter 15, of the Texas Finance Code in 1997 by the 75<sup>th</sup> Legislature.

The statutory function of the Department is to supervise and regulate credit unions, including: safeguarding the public interest; promoting public confidence in Texas credit unions; protecting savings of members; providing rulemaking and discretionary authority for flexibility in credit union operations; and maintain sound growth and integrity of the industry. It also clarifies and updates laws governing Texas chartered credit unions. The commissioner and the Credit Union Commission make decisions relative to departmental operations.

The Department is subject to the regulations of Texas Revised Civil Statutes, Article 601b, which requires that the Texas Building and Procurement Commission acquire or lease all real property for the Credit Union Department. Purchase of real property is further regulated by House Bill 1, General Appropriations Act, 1992-1993, 72<sup>nd</sup> Legislature, First Called Session, which requires legislative permission and authority to purchase real property. Sale of agency properties is regulated by the Texas Natural Resources Code, Section 31.158, which requires that all such sales be authorized by the legislature and administered by the General Land Office (GLO).

### **REAL PROPERTY ASSETS**

#### **Geographic Location and Description**

The Department owns one tract, 0.367 acres at 914 East Anderson Lane, Austin, Travis County, Texas. It is one-half mile east of IH-35 and five miles north of the Central Business District and the Capitol Complex.

The State-chartered credit unions of Texas paid for the land, improvements and the construction of the office facility. The site was then donated to the State of Texas by these state-chartered credit unions for dedicated use by the Department. State funds were not involved in either the procurement or construction of the building. This is the only site owned by the Department. The Department does not occupy any leased properties.

The site supports a one-story, steel-frame, brick-veneer office building with a paved parking lot. The surrounding land uses consists primarily of retail, commercial, office and lodging. The Texas Department of Transportation District 14 Headquarters lies to the north and is separated from the subject site by a small privately-owned L-shaped tract.

#### **Asset Utilization and Management**

The facility is the headquarters for state-chartered credit union regulatory and supervisory activities. It is the focal point for all of the Department's personnel, logistic, budgeting, fiscal, and associated services. The building contains a conference room used as a training facility for credit union examiners, and houses the Departments quarterly commission meeting.

***Inventory Records***

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In accordance with Senate Bill 43 (69th Legislature, 1985), codified in the Texas Natural Resources Code, Section 31.153, each state agency is required to maintain records of all owned real property and report this information to the GLO. The Credit Union Department is in compliance with these requirements.

**GLO RECOMMENDATION**

The Credit Union Department of Texas intends to continue current operations on this site. Based on the site's current highest and best use, the Credit Union Department headquarters building and related site improvements are an appropriate utilization of the asset.

The GLO recommends that the site be retained for continued agency operations.

Texas Natural Resources Code, Section 31.157 requires a draft copy of this report be delivered to the subject agency, Texas Building and Procurement Commission and the Texas Department of Housing and Community Affairs for review and comments regarding alternative state use and possible use as affordable housing.

No comments were received from the Credit Union Department, the Texas Building and Procurement Commission, or the Texas Department of Housing and Community Affairs.



**CREDIT UNION DEPARTMENT -  
PROPERTY**

**Credit Union Department**  
**Texas General Land Office**

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**GLO ID#: 1586**

**Texas Credit Union Department**

**Location:**

914 East Anderson Ln, Austin, Travis County,  
Texas

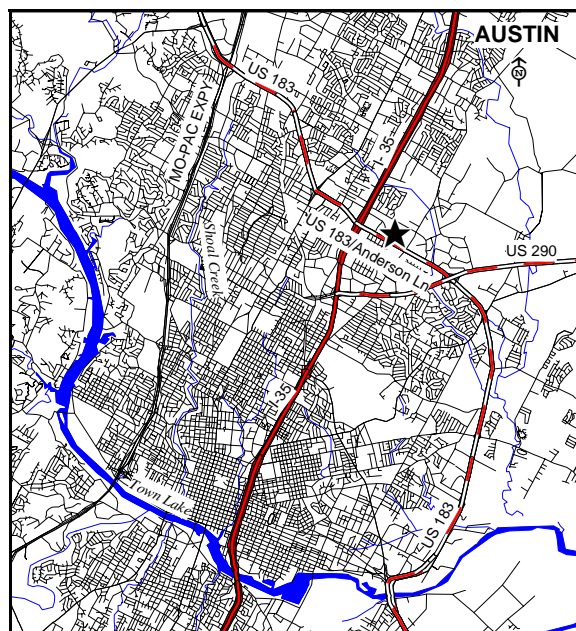
**Legal Description:**

Volume 6126 Page 27 Travis County Deed Records

**Encumbrances**

**Physical:** None

**Legal:**    *Deed Restrictions:* None  
              *Easements:* Utility



Location Map

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<b>Appraisal Date:</b> ..5/14/2004	<b>Acres:</b> ..... 0.37	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 4,184 sq. ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....46	<b>FAR:</b> ... 0.26	<b>Building Value:</b> ..... \$200,000
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial		<b>Land Value:</b> .....	\$175,000
<b>Frontage:</b> .....East Anderson Ln		<b>Total Market Value:</b> .....	\$375,000
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water Line			
<b>Surrounding Uses:</b> .....Commercial			
<b>Current Use:</b> .....Office			
<b>Highest and Best Use:</b> .....Office/Commercial			
<b>Agency Projected Use:</b> .....Office			

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### **Analysis**

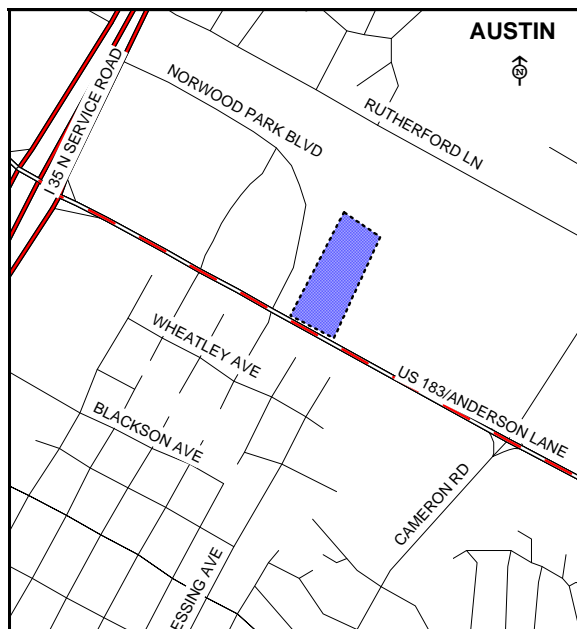
The Credit Union Department is located on East Anderson Ln in Austin. The one-story, low-rise office building is reported to be in average condition and is compatible with other structures in the neighborhood. The area is zoned CS or commercial services allowing for a variety of uses. Recent development of several fast-food chains and other commercial concerns has occurred near the site. The market place is somewhat soft for office space and rental rates have reflected this turn. The appraisal is performed as though the building was vacant and ready for rental.

The appraisal indicates highest and best use is to continue as an office facility. The Credit Union Department fully utilizes the site.

#### **GLO Recommendation:**

Retain for continued agency operations.

Site Map





**FINANCE COMMISSION OF TEXAS -  
AGENCY SUMMARY**



## **AGENCY SUMMARY**

### **BACKGROUND - AUTHORITIES**

The Finance Commission of Texas is the oversight board for the Texas Department of Banking, Texas Savings and Loan Department, and the Office of the Consumer Credit Commissioner. This governor appointed Commission was first established by Acts 1943, 48<sup>th</sup> Legislature, R.S., Chapter 97, Subchapter I, Article 3. The Commission has general rulemaking authority over most industries regulated by the Texas Department of Banking, the Texas Savings and Loan Department, and the Office of Consumer Credit Commission, but is not directly involved in regulating these industries. Activities and responsibilities of the Department of Banking established originally as an independent agency in 1923, include the regulation and chartering or licensing of state banks, trust companies, perpetual-care cemeteries, prepaid funeral contract sellers, check sellers (money orders, traveler's checks, etc.), and currency exchange, transmission, transportation business and private child-support enforcement agencies. The Savings and Loan Department charters and regulates state savings and loan associations, savings banks, and mortgage brokers. The Office of Consumer Credit Commission regulates and licenses pawn shops, finance companies, and mortgage companies, as well as administering consumer-lending statutes.

The Finance Commission is subject to the regulations of Texas Revised Civil Statutes Article 601b, which requires the Texas Building and Procurement Commission to acquire or lease all real property for the Commission. Purchase of real property is further regulated by House Bill 1, General Appropriations Act, 1992-1993, 72<sup>nd</sup> Legislature, First Called Session, which requires legislative permission and

authority to purchase real property. Sale of agency property is also regulated by the Texas Natural Resources Code, 31.158, et seq., which requires that all sales be authorized by the legislature and administered by the General Land Office. The Banking Department currently leases space in Austin, Arlington, Houston, Lubbock, and San Antonio; leased property is not part of this evaluation.

### **REAL PROPERTY ASSETS**

#### ***Asset Utilization and Management***

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The Commission owns one site that serves as administrative headquarters for the Texas Department of Banking, Texas Savings and Loan Department, and Office of the Consumer Credit Commission.

The agency intends to continue current operations at this site with no immediate plans for facility expansion or relocation.

#### ***Geographic Location and Description***

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The Commission headquarters, located at 2601 North Lamar, is a three-level steel-frame, brick-veneer building and parking lot. It is located on a 2.155 acre tract, approximately 1.5 miles northwest of the Capitol Complex, in Austin, Travis County, Texas.

#### ***Inventory Records***

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In accordance with Senate Bill 43 (69<sup>th</sup> Legislature, 1985), codified in the Texas Natural Resources Code, 31.153, each state agency is required to maintain

records of all owned real property and report this information to the GLO. The Finance Commission of Texas is in compliance with these requirements.

### **GLO RECOMMENDATION**

The Commission, which has occupied this site since 1975, intends to continue current operations. It is adequate for its present use, easily accessible, and convenient to commercial services.

The present site utilization corresponds with the highest and best use.

The GLO recommends retaining this property for continued agency operations.

Texas Natural Resources Code, Section 31.157 requires a draft copy of this report be delivered to the subject agency, Texas Building and Procurement Commission and the Texas Department of Housing Agency for review and comments regarding alternative state use and possible use as affordable housing.

Comments received from the Finance Commission of Texas have been incorporated into the report. No comments were received from the Texas Building and Procurement Commission, or the Texas Department of Housing and Community Affairs.



**FINANCE COMMISSION OF TEXAS -  
PROPERTY**

GLO ID#: 1597

## Finance Commission Building

### Location:

2601 North Lamar Blvd, Austin, Travis  
County, Texas

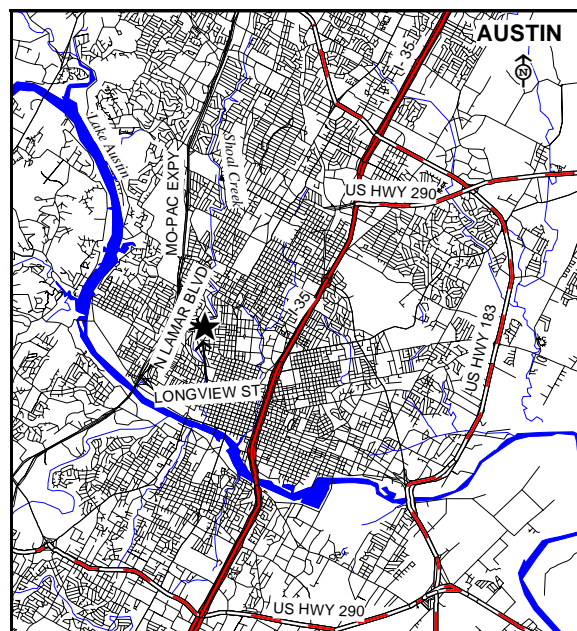
### Legal Description:

Volume 5080 Page 1099 Travis County Deed Records

### Encumbrances

**Physical:** Topography

**Legal:**    *Deed Restrictions:* None  
              *Easements:* Utility



Location Map

<b>Appraisal Date:</b> ....4/7/2004	<b>Acres:</b> ..... 2.15	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 35,585 sq. ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....49	<b>FAR:</b> ... 0.40	<b>Building Value:</b> ..... \$2,750,000
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> .....Steep	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Office	<b>Land Value:</b> ..... \$910,000		
<b>Frontage:</b> .....North Lamar Blvd, Longview St	<b>Total Market Value:</b> ..... \$3,660,000		
<b>Utilities:</b> .....Electricity, Gas, Telephone, Wastewater, Water Line			
<b>Surrounding Uses:</b> .....Residential, Commercial			
<b>Current Use:</b> .....Commission Headquarters			
<b>Highest and Best Use:</b> .....Office Building			
<b>Agency Projected Use:</b> .....Commission Headquarters			

## Finance Commission of Texas

### Texas General Land Office

#### Analysis

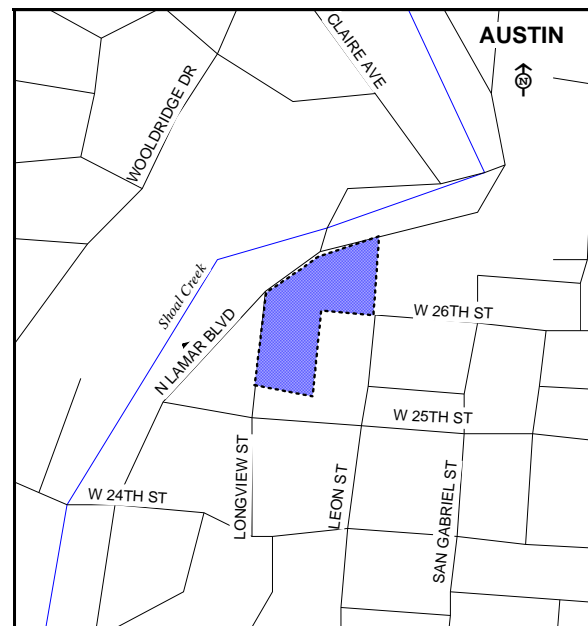
The Finance Commission comprised of the Department of Banking, Office of the Consumer Credit Commissioner and the Texas Savings and Loan Department uses this property in central Austin for administrative offices. Activities include the regulation and chartering or licensing of state banks, trust companies, foreign bank agencies, perpetual care cemeteries, prepaid funeral contract sellers, check sellers (money orders, traveler's checks, etc.), currency exchange, transmission, and transportation businesses and private child-supported enforcement agencies. The three-story building is in overall good condition with terracing and retaining walls in place to compensate for the steep slope of the terrain. Terraces create two level areas, one for the building, the other for parking. The Banking Department also currently leases space in Arlington, Houston, and Lubbock. The Austin and San Antonio regional offices are now in state-owned space. Surrounding land uses for the Austin property include apartments, commercial, single-family residential and the Shoal Creek Greenbelt.

The appraisal concludes the current use is also the highest and best use. The area of the site is zoned general office (GO) district. The overall market conditions in the neighborhood have been good in recent years. New development in the immediate vicinity includes an office building along North Lamar just south of the subject. The presence of the University of Texas and the subject's proximity to various other state agencies, as well as Austin's central business district, provide stability to the area.

#### GLO Recommendation:

Retain for continued agency operations.

Site Map





**TEXAS MILITARY FACILITIES COMMISSION -  
AGENCY SUMMARY**



## **Agency Summary**

### **BACKGROUND-AUTHORITIES**

The Texas Military Facilities Commission (TMFC), formerly known as the Texas National Guard Armory Board, was created in 1935, and is responsible for the acquisition, construction, rental, control, maintenance, and operation of all armory facilities for the Texas National Guard under Government Code, Chapter 435, Title 4.

The TMFC has authority to borrow money, and may request the Texas Public Finance Authority, on behalf of the Commission, to issue and sell fully negotiable bonds to acquire one or more building sites or buildings or to construct, remodel, repair, or equip one or more buildings. Bonds must be secured by a pledge of, and payable solely from, the rents, issues, and profits of all Commission property or property the Commission acquires or constructs, in whole or part, with the proceeds from the sale of the bonds.

TMFC is also responsible for disposition of military property declared surplus by the TMFC and the Adjutant General's Department. The property must be sold by the TMFC to the highest and best bidder, and all sale funds are deposited in the state treasury to the credit of the TMFC. The TMFC may reconvey to the original grantor or donor all rights, title, and interests, including mineral interests, to all or part of the land conveyed by that person, and convey to the original grantor or donor on a negotiated basis at fair market value improvements constructed on the land reconveyed.

The TMFC is composed of: 1.) One senior officer of the Texas National Guard who is appointed by the governor with the advice and consent of the senate from a list submitted by the Adjutant General and who must be actively serving in the Texas National Guard at the time of appointment, and 2.)

Five members of the general public who are appointed by the governor with the advice and consent of the senate, who must not be actively serving in the Texas National Guard while serving as a member of the TMFC, and two of whom must have experience in architecture, civil engineering, and construction management.

The term of office of a commission member is six years without regard to the organizational structure of the Texas National Guard. The governor shall designate a member of the TMFC as the presiding officer of the TMFC to serve in that capacity at the pleasure of the governor.

The governor is commander in chief for the Texas National Guard, unless the guard is on a federally related mission, at which time involved units are under the command of the United States government.

The state legislature authorizes TMFC to operate under Government Code, Chapter 435:

#### ***Under § 435.022 Construction – Furnishing and Equipment:***

The Commission may construct and equip buildings on its real property, whether held in fee simple or otherwise.

#### ***Under § 435.023 – Lease of Property:***

The Commission may execute and deliver a lease to the state for a building, its site, and the equipment in it. The Adjutant General will execute the lease for the state as provided by § 431.030.

## **Texas Military Facilities Commission**

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### **Texas General Land Office**

#### ***Under § 435.024 – Transfer to State:***

When property that the Commission owns is fully paid for and free of liens, the commission may donate and transfer the property to the state, through appropriate instruments of transfer, which are kept in the custody of the Adjutant General.

#### ***Under § 435.025 – Texas National Guard Property:***

The Commission may receive from the Adjutant General state-owned National Guard camps and all the land, improvements and personal property connected with them. The board then has the option to either administer the property or dispose of it. Disposition would occur when such option represents the best interest of the state.

### **REAL PROPERTY ASSETS**

TMFC currently owns 63 properties throughout the state, with locations ranging from downtown settings to isolated rural sites. Most properties are improved with an armory building and supporting structures, and most include open areas for military drills and exercises. Any leased property controlled by the TMFC is outside the scope of Chapter 31.153 of the Texas Natural Resources Code, and is therefore not part of this evaluation.

Under Chapter 31.153, NRC, each state agency is mandated to maintain records of all owned real property and report this information to the GLO Asset Management Division for review and record keeping. The TMFC has complied with this requirement.

Acts of the 75<sup>th</sup> Legislature, 1997, included changes to the Texas Natural Resources Code, regarding the TMFC and the Adjutant General's Department.

Chapter 31.156, Section (e) requires the Adjutant General be notified by the Asset Management Division of the GLO before the division begins a real property evaluation of the Adjutant General's Department or the Military Facility Commission. Chapter 31.157, section (d) requires the Adjutant General to approve any real property transaction, if based on a report submitted by the Adjutant General as provided in Section 431.030, Government Code, the Adjutant General determines if the property in question is used for military purposes.

### **GLO RECOMMENDATIONS**

#### ***Land Use***

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GLO makes the following recommendations on each TMFC tract based on existing and potential use, relevant market conditions, and GLO analysis of appraisal findings:

#### ***Sell or Lease:***

Two acres out of the La Marque Armory site have been identified by the GLO as being underutilized and having potential for alternate use. The property recommended for sale or lease by GLO is listed at the end of the summary in Table 1.

GLO also recommends retaining the existing use of the sites listed at the end of the summary in Table 2.

### **REVIEW AND COMMENTS**

Texas Natural Resources Code, Chapter 31.157 requires a draft of this report be sent to the subject agency, Texas Building and Procurement Commission, and the Texas Department of Housing and Community Affairs for review and comments regarding possible alternative state use or potential for affordable housing.



## Texas Military Facilities Commission

### Texas General Land Office

No comments were received from the Texas Military Facilities Commission, the Texas Building and Procurement Commission, or the Texas Department of Housing and Community Affairs.

Table 1

#### TMFC Properties to be Recommended for Sale or Lease

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Land Value	Total Market Value	Acres Recommended	Value of Acres Recommended
1647	La Marque Armory *	Military Facility	Commercial Service	5.36	\$ 198,300	\$ 416,200	2.00	\$ 74,000
Total: 1 Partial Site				5.36	\$ 198,300	\$ 416,200	2.00	\$ 74,000

\* Partial Sites - Value of acres recommended reflect the per acre value of the entire site from the original appraisal. New appraisals must be obtained prior to the sale of specific tracts.

Table 2

#### TMFC Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Acres	Land Value	Total Market Value	Acres Retained	Value of Acres Retained
1733	Alice Armory	Military Facility	Military Facility	5.00	\$ 60,000	\$ 325,000	5.00	\$ 60,000
1713	Amarillo Armory	Military Facility	Military Facility	5.45	\$ 66,000	\$ 396,000	5.45	\$ 66,000
2218	Angleton Armory	Military Facility	Military Facility	11.74	\$ 75,100	\$ 599,300	11.74	\$ 75,100
1652	Armory Board Headquarters - Austin	Military Facility	Multi-Use Development	1.20	\$ 37,142	\$ 275,000	1.20	\$ 37,142
1732	Atlanta Armory	Military Facility	Military Facility	15.00	\$ 47,000	\$ 220,000	15.00	\$ 47,000
2305	Baylor Tract - Future Armory Site	Vacant	Light Industrial/Service/Residential	14.34	\$ 122,000	\$ 122,000	14.34	\$ 122,000
1701	Baytown Armory	Military Facility	Military Facility	5.39	\$ 103,000	\$ 300,000	5.39	\$ 103,000
1700	Big Spring Armory	Military Facility	Military Facility	5.00	\$ 25,000	\$ 102,000	5.00	\$ 25,000
1699	Brady Armory	Military Facility	Commercial/Light Industrial	5.00	\$ 15,000	\$ 130,000	5.00	\$ 15,000
1698	Brenham Armory	Military Facility	Military Facility	3.21	\$ 140,000	\$ 197,000	3.21	\$ 140,000
1662	Brownsville Armory	Military Facility	Military Facility	3.59	\$ 190,000	\$ 305,000	3.59	\$ 190,000
1679	Bryan Armory	Military Facility	Military Facility	10.91	\$ 87,500	\$ 1,029,000	10.91	\$ 87,500
1649	Camp Barkley	Military Facility	Military Facility	993.40	\$ 397,500	\$ 397,500	993.40	\$ 397,500
1648	Camp Bowie Brownwood Armory	Military Facility	Military Facility	4,894.64	\$ 3,182,000	\$ 7,156,000	4,894.64	\$ 3,182,000
1645	Camp Mabry Complex - Austin	Military Facility	Multi-Use Development	16.69	\$ 504,370	\$ 4,740,000	16.69	\$ 504,370
1669	Coleman Armory	Military Facility	Military Facility	5.00	\$ 25,000	\$ 114,000	5.00	\$ 25,000
1663	Columbus Armory	Military Facility	Military Facility	4.03	\$ 50,000	\$ 132,000	4.03	\$ 50,000
1674	Corpus Christi Armory	Military Facility	Military Facility	9.21	\$ 106,000	\$ 1,320,000	9.21	\$ 106,000
1710	Corsicana Armory	Military Facility	Military Facility	3.45	\$ 58,000	\$ 290,000	3.45	\$ 58,000
1689	Decatur Armory	Military Facility	Military Facility	16.95	\$ 147,668	\$ 266,000	16.95	\$ 147,668
1727	Denison Armory	Military Facility	Military Facility	18.73	\$ 108,275	\$ 312,500	18.73	\$ 108,275
1643	Eagle Mountain Lake Base	Training Site	Speculative Investment	1,270.87	\$ 9,786,000	\$ 9,786,000	1,270.87	\$ 9,786,000
1990	Eagle Pass Armory	Military Facility	Military Facility	5.15	\$ 223,000	\$ 429,000	5.15	\$ 223,000
1726	El Campo Armory	Military Facility	Military Facility	19.72	\$ 54,000	\$ 578,000	19.72	\$ 54,000

# Texas Military Facilities Commission

## Texas General Land Office

GLO ID#	Site Name	Current Use	Highest and Best Use	Acres	Land Value	Total Market Value	Acres Retained	Value of Acres Retained
1628	El Paso Armory	Military Facility	Military Facility	20.00	\$ 1,393,840	\$ 2,049,000	20.00	\$ 1,393,840
1692	Fort Worth Armory	Military Facility	Military Facility	2.55	\$ 222,156	\$ 537,000	2.55	\$ 222,156
1678	Fredericksburg Armory	Military Facility	Military Facility	20.50	\$ 98,000	\$ 131,000	20.50	\$ 98,000
1658	Gatesville Armory	Military Facility	Military Facility	3.82	\$ 32,000	\$ 300,000	3.82	\$ 32,000
2283	Greenville Armory	Military Facility	Military Facility	15.06	\$ 158,000	\$ 725,000	15.06	\$ 158,000
1682	Henderson Armory	Military Facility	Military Facility	3.00	\$ 15,681	\$ 157,265	3.00	\$ 15,681
1691	Hondo Armory	Military Facility	Military Facility	5.00	\$ 43,000	\$ 78,000	5.00	\$ 43,000
1687	Kerrville Armory	Military Facility	Military Facility	4.24	\$ 37,000	\$ 60,000	4.24	\$ 37,000
1723	Kilgore Armory	Military Facility	Military Facility	9.97	\$ 314,000	\$ 330,000	9.97	\$ 314,000
1722	Kingsville Armory	Military Facility	Military Facility	2.75	\$ 120,000	\$ 230,000	2.75	\$ 120,000
1647	La Marque Armory *	Military Facility	Commercial Service	5.36	\$ 198,300	\$ 416,200	3.36	\$ 124,300
1672	Longview Armory	Military Facility	Military Facility	4.62	\$ 52,000	\$ 215,000	4.62	\$ 52,000
1656	Mexia Armory	Military Facility	Military Facility	5.73	\$ 12,000	\$ 220,000	5.73	\$ 12,000
1680	Midland Armory	Military Facility	Military Facility	5.00	\$ 40,000	\$ 187,000	5.00	\$ 40,000
1651	Mineral Wells Armory	Military Facility	Military Facility	4.50	\$ 31,500	\$ 215,000	4.50	\$ 31,500
1690	Nacogdoches Armory	Military Facility	Military Facility	5.75	\$ 32,561	\$ 96,850	5.75	\$ 32,561
1676	New Braunfels Armory	Military Facility	Military Facility	7.17	\$ 312,000	\$ 582,000	7.17	\$ 312,000
1696	Odessa Armory	Military Facility	Military Facility	3.00	\$ 65,000	\$ 178,000	3.00	\$ 65,000
1665	Orange Armory	Military Facility	Military Facility	5.00	\$ 51,000	\$ 220,870	5.00	\$ 51,000
1688	Palestine Armory	Military Facility	Military Facility	6.10	\$ 151,460	\$ 317,115	6.10	\$ 151,460
1705	Pampa Armory	Military Facility	Military Facility	2.89	\$ 3,300	\$ 75,000	2.89	\$ 3,300
1650	Paris Armory/Camp Maxey	Military Facility	Military Facility	6,477.02	\$ 3,675,000	\$ 4,300,000	6,477.02	\$ 3,675,000
1668	Pasadena Armory	Military Facility	Military Facility	3.55	\$ 170,000	\$ 370,000	3.55	\$ 170,000
1719	Port Neches Armory	Military Facility	Military Facility	2.48	\$ 73,460	\$ 188,191	2.48	\$ 73,460
2294	Rosenberg Armory	Military Facility	Military Facility	10.00	\$ 150,000	\$ 752,000	10.00	\$ 150,000
2343	San Angelo Armory	Military Facility	Military Facility	10.36	\$ 72,500	\$ 823,000	10.36	\$ 72,500
1606	San Antonio Armory - Two Units	Military Facility	Military Facility	216.50	\$ 975,000	\$ 2,400,000	216.50	\$ 975,000
1718	Seguin Armory	Military Facility	Military Facility	4.21	\$ 51,000	\$ 361,000	4.21	\$ 51,000
2303	State Area Command Headquarters - Austin	Military Facility	Multi-Use Development	8.42	\$ 253,221	\$ 7,630,000	8.42	\$ 253,221
1686	Stephenville Armory	Military Facility	Military Facility	8.75	\$ 66,500	\$ 274,000	8.75	\$ 66,500
1716	Terrell Armory	Military Facility	Military Facility	2.42	\$ 30,000	\$ 90,000	2.42	\$ 30,000
1675	Texarkana Armory	Military Facility	Military Facility	4.61	\$ 92,000	\$ 192,000	4.61	\$ 92,000
1664	Victoria Armory	Military Facility	Military Facility	4.45	\$ 126,100	\$ 500,000	4.45	\$ 126,100
1677	Waco Armory	Military Facility	Military Facility	8.12	\$ 355,000	\$ 2,050,000	8.12	\$ 355,000
1715	Waxahachie Armory	Military Facility	Military Facility	7.17	\$ 160,000	\$ 310,000	7.17	\$ 160,000
1694	Weatherford Armory	Military Facility	Military Facility	5.65	\$ 113,606	\$ 192,000	5.65	\$ 113,606
1693	Wellington Armory	Military Facility	Military Facility	4.00	\$ 4,000	\$ 65,000	4.00	\$ 4,000
2304	Weslaco Super Armory	Military Facility	Military Facility	20.00	\$ 500,000	\$ 3,320,000	20.00	\$ 500,000
2219	Wylie Armory	Military Facility	Military Facility	10.32	\$ 221,000	\$ 1,209,000	10.32	\$ 221,000
Total: 62 Sites + 1 Partial Site				14,293.71	\$ 26,080,740	\$ 61,867,791	14,291.71	\$ 26,006,740

Partial Sites - Value of acres recommended reflect the per acre value of the entire site from the original appraisal. New appraisals must be obtained prior to the sale of specific tracts.

**TEXAS MILITARY FACILITIES COMMISSION -  
SITE RECOMMENDED  
FOR SALE OR LEASE**

GLO ID#: 1647

## La Marque Armory

### Location:

3006 Gulf Fwy/IH 45, La Marque, Galveston County, Texas

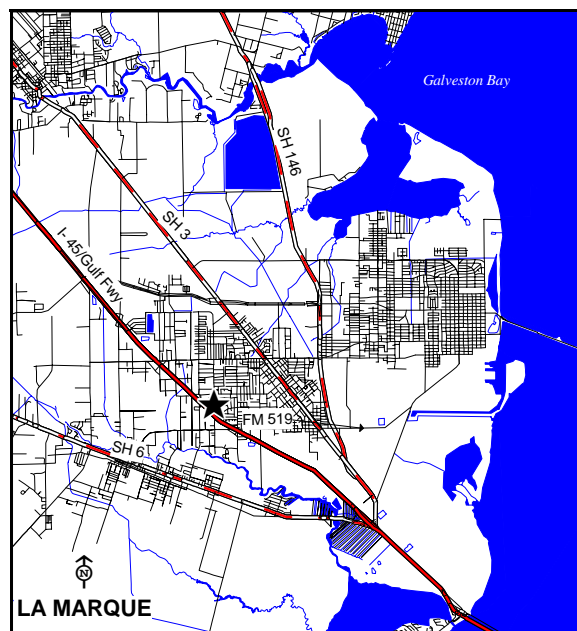
### Legal Description:

Volume 1639 Page 563 Galveston County Deed Records

### Encumbrances

Physical: None

Legal: *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ..9/19/2003	<b>Acres:</b> ..... 5.36	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 21,390 sq. ft.
<b>Sen. Dist.:</b> .....11	<b>Rep. Dist.:</b> .....24	<b>FAR:</b> ... 0.09	<b>Building Value:</b> ..... \$217,900
<b>% in Floodplain:</b> ..... 0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> .....	\$198,300
<b>Frontage:</b> .....Gulf Fwy/IH 45		<b>Total Market Value:</b> .....	\$416,200
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial, Industrial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Commercial Service		
<b>Agency Projected Use:</b> .....	Sell the undeveloped parcel		

**Analysis**

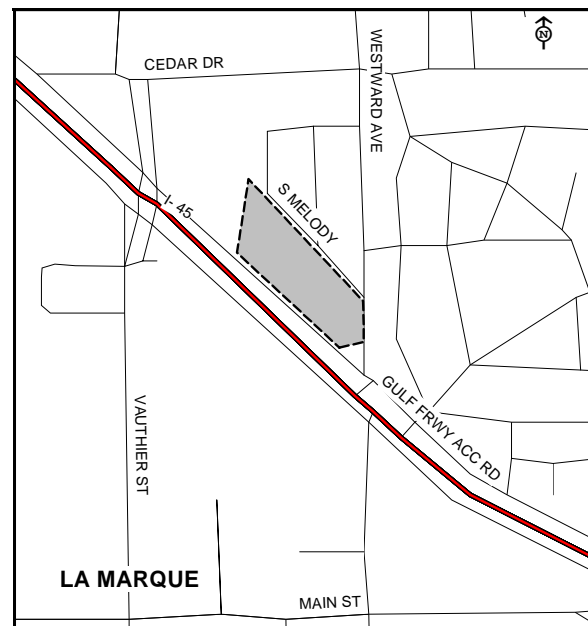
The Texas Military Facilities Commission uses this site in La Marque as a military armory. It is located about 16 miles north of Galveston on IH 45 or the Gulf Fwy. The northern part containing two acres is unused, while the southern part containing 3.36 acres is developed for agency use. Surrounding land use includes vacant, residential, commercial and industrial tracts.

The appraisal indicates highest and best use is to divide the tract and sell or lease the northern two acres for commercial development. The southern portion would remain an armory pending a feasibility study to conclude if the remainder is adequate for agency business. La Marque is in a prime commercial location between Houston and Galveston on the Gulf Fwy. Commercial development is occurring in the subject's area.

**GLO Recommendation:**

GLO recommends sale or lease of the northern unused 2 acres, retain the developed 3.36 acres for continued agency use.

*Site Map*





**TEXAS MILITARY FACILITIES COMMISSION -  
SITES TO BE RETAINED**





## Texas General Land Office

## Alice Armory

**Location:**

1207 North Cameron St, Alice, Jim Wells County,  
Texas

**Legal Description:**

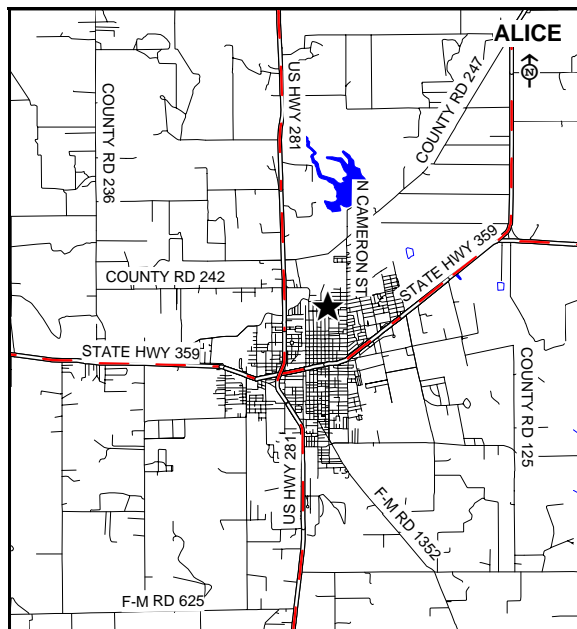
Vol 118 Pg 237 Vol 356 Pg 177 Jim Wells County  
Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...8/25/2003	<b>Acres:</b> ..... 5.00	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 23,062 sq.ft.
<b>Sen. Dist.:</b> .....20	<b>Rep. Dist.:</b> .....35	<b>FAR:</b> ..... 0.11	<b>Building Value:</b> ..... \$265,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$60,000
<b>Frontage:</b> .....North Cameron St			<b>Total Market Value:</b> ..... \$325,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Recreational		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in the northern quadrant of Alice as a military armory. It is located on North Cameron St and is improved with an armory and storage building. Surrounding land uses include residential and parks.

The appraisal indicates the highest and best use is to continue in the present use. The general outlook for Alice's economy is continued growth.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

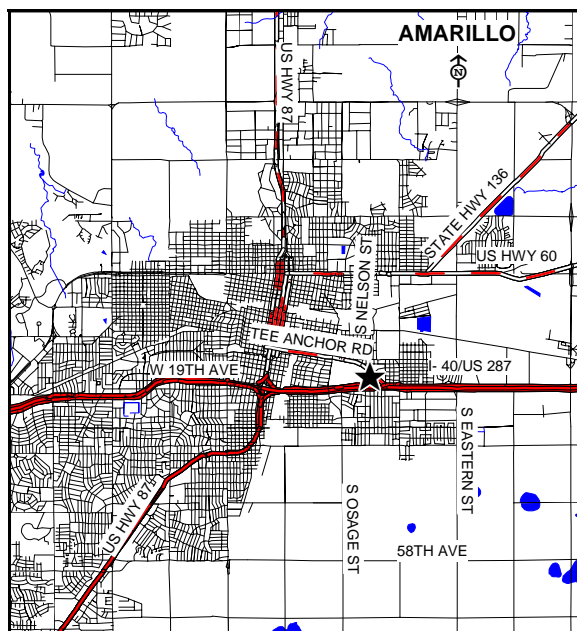
## Amarillo Armory

**Location:**

2904 Tee Anchor Rd, Amarillo, Potter County, Texas

**Legal Description:**

Volume 494 Page 263 Potter County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* None*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...7/23/2003	<b>Acres:</b> ..... 5.45	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 31,669 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....87	<b>FAR:</b> ..... 0.13	<b>Building Value:</b> ..... \$330,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$66,000
<b>Frontage:</b> .....Tee Anchor Rd, Nelson St			<b>Total Market Value:</b> ..... \$396,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site in Amarillo as a guard armory. It is located on Tee Anchor Rd and is improved with one armory building and two storage buildings. Surrounding land use is primarily commercial with some scattered residential sites.

The appraisal indicates highest and best use is to continue in the present use. Amarillo is the primary hub and distribution center for the northern panhandle of Texas. The economy is considered to be good at this time with a stable future.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

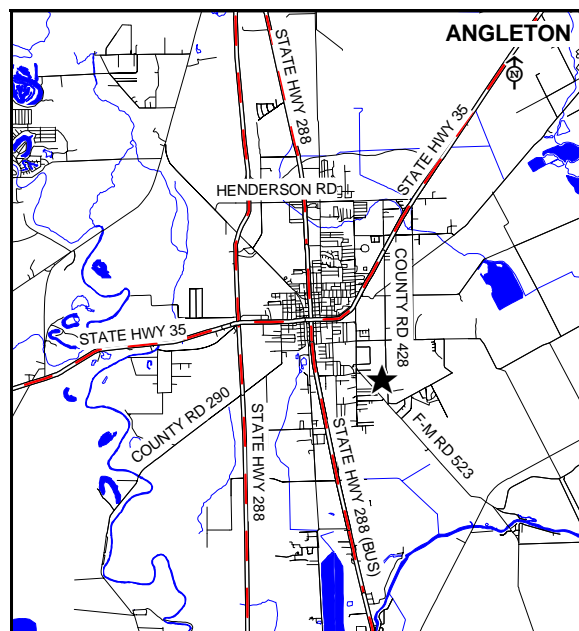
## Angleton Armory

**Location:**

CR 428 South, Angleton, Brazoria County, Texas

**Legal Description:**

11.74 acres O/O Edwin Waller Svy, A-134, being part of Lot 10, Blk 3 Brazoria County Deed Records

**Encumbrances****Physical:** Floodplain**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...9/19/2003	<b>Acres:</b> ..... 11.74	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 26,407 sq.ft.
<b>Sen. Dist.:</b> .....11	<b>Rep. Dist.:</b> .....25	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$524,200
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$75,100
<b>Frontage:</b> .....CR 428 South			<b>Total Market Value:</b> ..... \$599,300
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Civic, Vacant, Residential, Commercial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in Angleton as an armory. It is located on CR 428 southeast of the city. It is improved with an armory/assembly building. Surrounding land uses include the Brazoria County Fair Grounds, vacant, residential and commercial sites.

There is a reversion clause in the deed stating the property must be used by the Guard or the land will revert to the original owner. The appraisal indicates the highest and best use is to continue in the present use in light of the deed restriction and the floodplain. Angleton is about 70 miles south of Houston. The economy has seen major housing development on the northern boundary of the city. The Brazoria County economic outlook is strong with positive trends expected.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

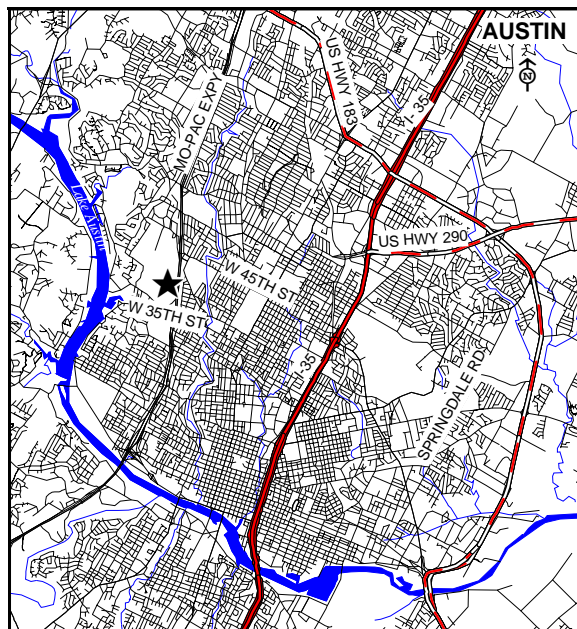
## Armory Board Headquarters - Austin

**Location:**

2200 West 35th St, Austin, Travis County, Texas

**Legal Description:**

George B. Spear League, Travis County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause  
*Easements:* Utility

Location Map

<b>Appraisal Date:</b> 10/28/2003	<b>Acres:</b> ..... 1.20	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 8,142 sq.ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....48	<b>FAR:</b> ..... 0.16	<b>Building Value:</b> ..... \$237,858
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$37,142
<b>Frontage:</b> .....West 35th St, MoPac			<b>Total Market Value:</b> ..... \$275,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Multi-Use Development		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site located in Central Austin as its armory board headquarters. The site consists of 1.2 acres and is improved with the headquarters office and an annex. This site is part of a larger complex known as Camp Mabry. Surrounding land use is primarily residential, and the entire tract is in an area zoned for residential development.

The appraisal indicates the highest and best use would be to develop the land for upper-end residential sites. The Camp Mabry complex is highly controversial due to historical designations, restrictions and reversion clauses contained in various deeds, its large undeveloped area that is considered by most naturalists to be prime endangered species habitat, and its location over the Edwards Aquifer Recharge Zone. The GLO feels this land is economically underutilized. However, in view of the legal prohibitions and other detriments to alternative uses, the recommendation is to retain for continued agency use.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Atlanta Armory

**Location:**

Intersection of SH 77 and SH 43, Atlanta, Cass County, Texas

**Legal Description:**

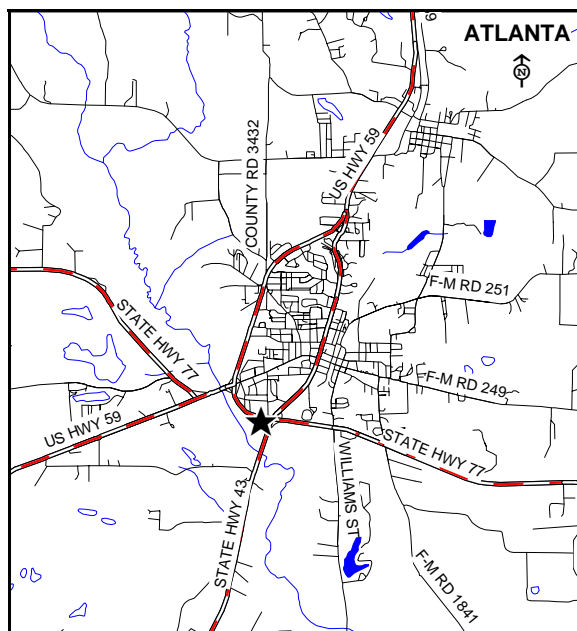
Volume 254 Page 61 Cass County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ....8/6/2003	<b>Acres:</b> ..... 15.00	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 24,362 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....1	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$173,000
<b>% in Floodplain:</b> .....40%	<b>Slope:</b> .....Steep		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$47,000
<b>Frontage:</b> .....SH 77, SH 43			<b>Total Market Value:</b> ..... \$220,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, School, Vacant		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in south Atlanta as an armory. It is improved with two buildings and infrastructure. Surrounding land uses include residential, commercial, public school and vacant.

The appraisal indicates highest and best use is to continue in the present use. Most of the growth in Atlanta is concentrated north and west on US Hwy 59. The town is in the heart of the timber belt and is strongly influenced by the timber market. The area near the subject tract has experienced little growth. About six acres in the center and back side of the tract is in the 100-year floodplain.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Baylor Tract - Future Armory Site

**Location:**

16 miles northeast of Houston on Tidwell Rd,  
Houston, Harris County, Texas

**Legal Description:**

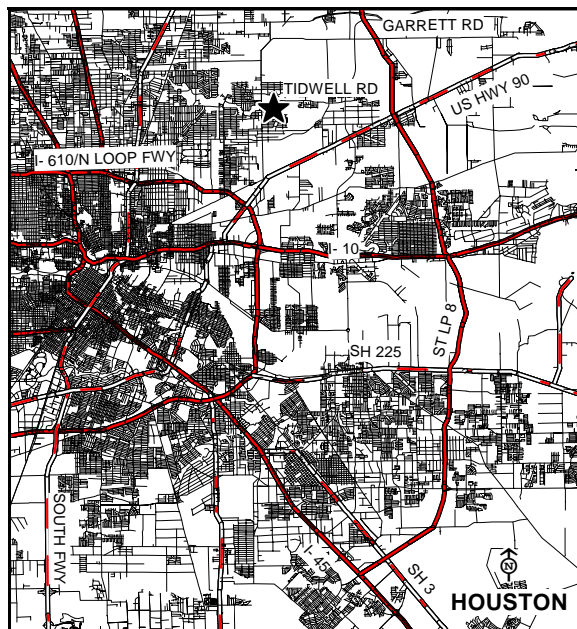
Volume 5177 Page 288 Harris County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** *Deed Restrictions:* Reversion Clause

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...8/13/2003	<b>Acres:</b> ..... 14.34	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....15	<b>Rep. Dist.:</b> ...142	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....20%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$122,000	
<b>Frontage:</b> .....Tidwell Rd		<b>Total Market Value:</b> ..... \$122,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Recreational, Commercial		
<b>Current Use:</b> .....	Vacant		
<b>Highest and Best Use:</b> .....	Light Industrial/Service/Residential		
<b>Agency Projected Use:</b> .....	Projected Military Facility		

The Texas Military Facilities Commission accepted this land with plans to develop as a military facility. The neighborhood is defined as an older area in northeast Houston, outside of Loop 610 on Tidwell Road. The land was a gift from the University of Texas System conveyed in February 1995. Surrounding land use is vacant, residential, recreational and commercial.

The appraisal indicates highest and best use is for light industrial, service or residential development. If the site should be used for any other reason than a military facility, the property will revert to the Federal US Department of the Army. The subject neighborhood has areas in decline, but also areas of revitalization. The land values have increased since the last reporting period. The neighborhood has a convenient location with retail and service areas, and good access to downtown Houston.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

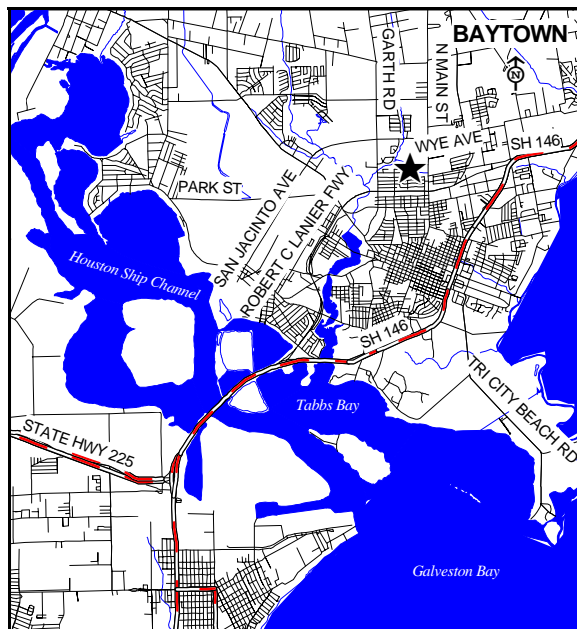
## Baytown Armory

**Location:**

111 Wye Ave, Baytown, Harris County, Texas

**Legal Description:**

Volume 2707 Page 467 Harris County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...8/13/2003	<b>Acres:</b> ..... 5.39	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 29,240 sq.ft.
<b>Sen. Dist.:</b> .....15	<b>Rep. Dist.:</b> ...128	<b>FAR:</b> ..... 0.13	<b>Building Value:</b> ..... \$197,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$103,000
<b>Frontage:</b> .....Wye Ave			<b>Total Market Value:</b> ..... \$300,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this tract in Baytown as an armory. It is located on the south side of Wye Ave and is improved with two structures; an armory and a storage building. Surrounding land uses include commercial, residential and vacant tracts.

The appraisal indicates the highest and best use is to continue in the present use. The real estate market appears to be stable.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Big Spring Armory

**Location:**

1901 West 16th St, Big Spring, Howard County,  
Texas

**Legal Description:**

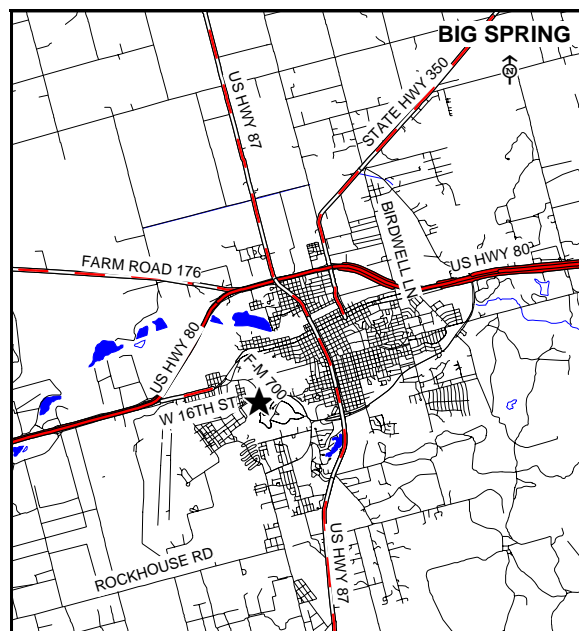
Volume 194 Page 115 Howard County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ....9/9/2003	<b>Acres:</b> ..... 5.00	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 12,761 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....85	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$77,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$25,000
<b>Frontage:</b> .....West 16th St			<b>Total Market Value:</b> ..... \$102,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Recreational, Church		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site southwest of Big Spring as an armory. It is just south of FM 700 also known as the Loop. It is improved with two buildings. Surrounding land uses include a church and Big Spring State Recreation Area.

The appraisal indicates highest and best use is to continue in the present use. The predominant source of income for Big Spring is oil and agriculture-based industry. Development in the immediate area of the subject has been minimal over the past few years, no significant changes are expected. There has been some commercial growth along Hwy 87 and FM 700.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

## Brady Armory

**Location:**

1405 North Bridge St, Brady, McCulloch County,  
Texas

**Legal Description:**

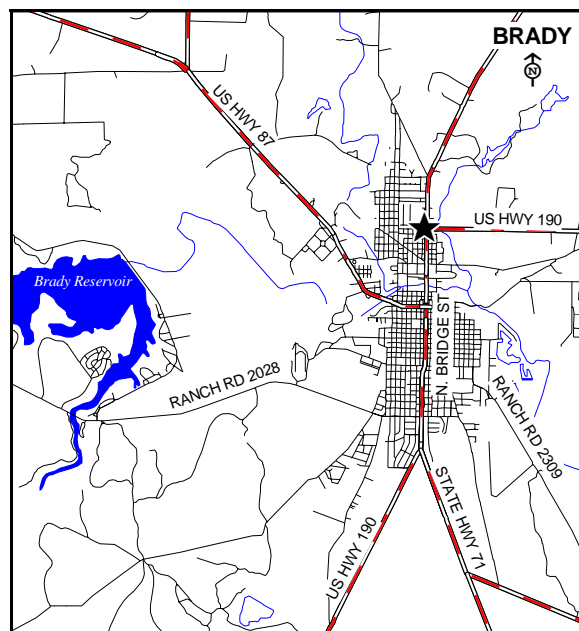
Volume 133 Page 593 McCullough County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 12/17/2003	<b>Acres:</b> ..... 5.00	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 10,801 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$115,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$15,000
<b>Frontage:</b> .....North Bridge St			<b>Total Market Value:</b> ..... \$130,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Commercial/Light Industrial/Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in northern Brady as an armory. It is located at the intersection of North Bridge St and Hwy 190 and is improved with one building. Surrounding land uses include vacant, commercial and residential tracts.

The appraisal indicates the highest and best use is for commercial/light industrial development to include the present use. The city of Brady relies upon outdoor recreation and agriculture for its main economic stability. Local industries such as mining and manufacturing also provide an economic base.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Brenham Armory

**Location:**

1204 East Tom Green St, Brenham, Washington County, Texas

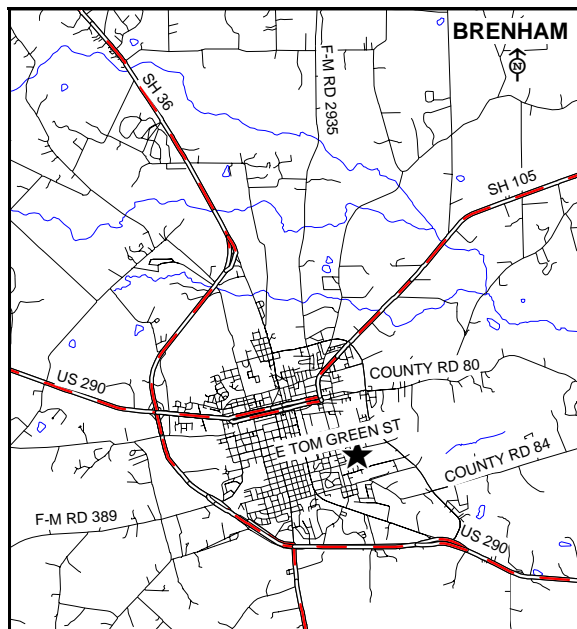
**Legal Description:**

Volume 198 Page 256 Washington County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Reversion Clause  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...8/19/2003	<b>Acres:</b> ..... 3.21	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 11,561 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....13	<b>FAR:</b> ..... 0.08	<b>Building Value:</b> ..... \$57,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$140,000
<b>Frontage:</b> .....Tom Green St			<b>Total Market Value:</b> ..... \$197,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Office, School		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in Brenham as an armory. It is located on East Tom Green Ave and is improved with two buildings. Surrounding land uses include residential, office and the Brenham ISD. There is a reversion clause in the deed that requires the property be used as a guard armory or it will revert to the city.

The highest and best use for this tract is to remain a military facility in light of the reversion clause preventing any other use.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Brownsville Armory

**Location:**

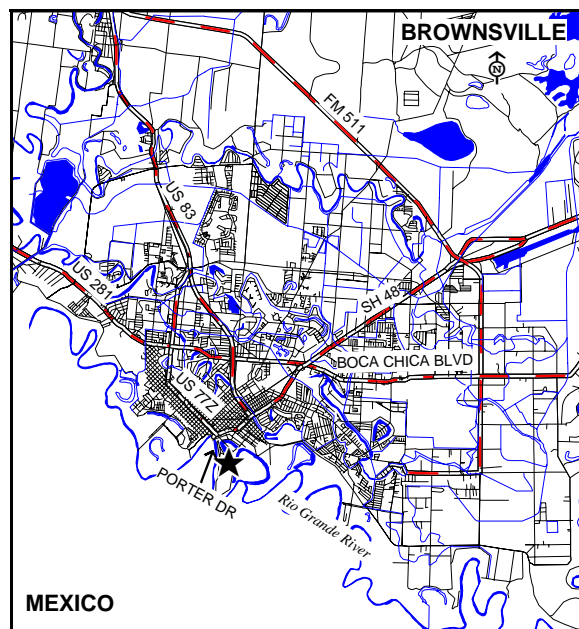
344 Porter Dr, Brownsville, Cameron County, Texas

**Legal Description:**

Volume 31 Page 573 Cameron County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ....8/7/2003	<b>Acres:</b> ..... 3.59	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 12,456 sq.ft.
<b>Sen. Dist.:</b> .....27	<b>Rep. Dist.:</b> .....37	<b>FAR:</b> ..... 0.08	<b>Building Value:</b> ..... \$115,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$190,000
<b>Frontage:</b> .....Porter Dr			<b>Total Market Value:</b> ..... \$305,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Governmental, Recreational		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site in southern Brownsville as an armory. It is located one-quarter mile south of International Blvd and one-quarter mile from the Rio Grande River bordering Mexico. Improvements consist of an armory building in good condition. Surrounding land uses are a US Army Reserve Memorial Building, an Art League Building, UT at Brownsville, municipal golf course, apartments and a Ramada Inn.

The appraisal indicates highest and best use is to continue in the present use. The city of Brownsville is experiencing tremendous growth due to tourism and international trade. The real estate market is booming both residentially and commercially.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

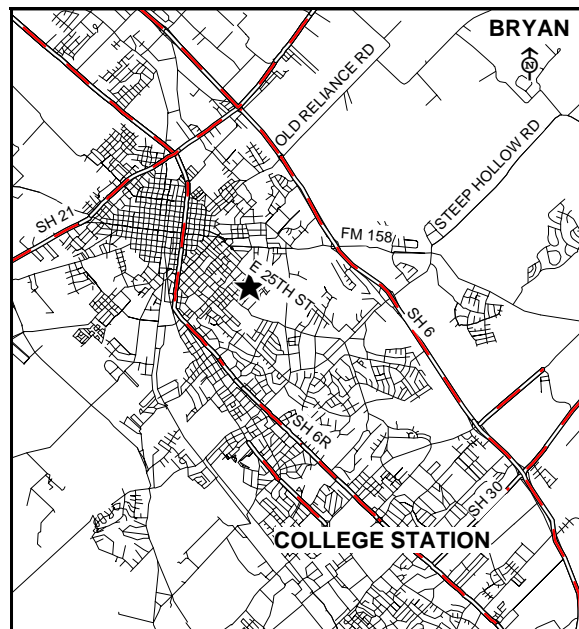
## Bryan Armory

**Location:**

1700 East 25th St, Bryan, Brazos County, Texas

**Legal Description:**

Volume 136 Page 353 Brazos County Deed Records

**Encumbrances****Physical:** Floodplain**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ....8/4/2003	<b>Acres:</b> ..... 10.91	<b>Bldgs.:</b> .....4	<b>Bldg. Area:</b> ..... 37,714 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....14	<b>FAR:</b> ..... 0.08	<b>Building Value:</b> ..... \$941,500
<b>% in Floodplain:</b> .....10%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$87,500
<b>Frontage:</b> .....East 25th St			<b>Total Market Value:</b> ..... \$1,029,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Recreational		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site in central Bryan as any armory. It is located on East 25th St and is improved with four buildings. Surrounding land uses includes vacant, residential and park land.

There is a reversion clause that prevents any use other than a guard armory; therefore the highest and best use is to continue in the present use.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Camp Barkley

**Location:**

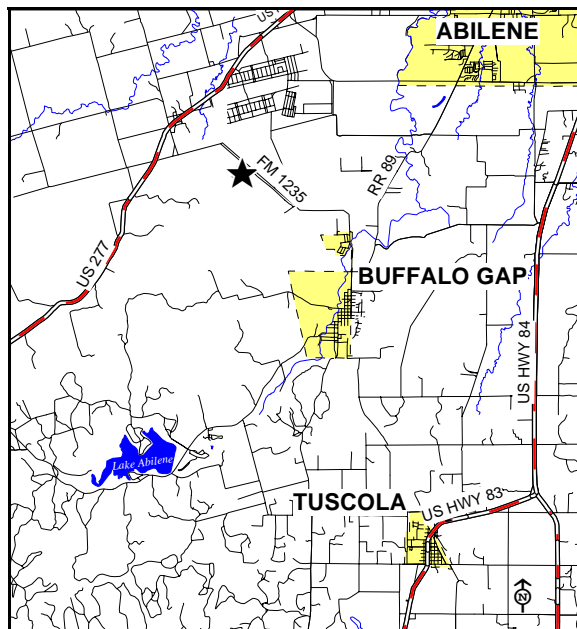
FM 1235, Abilene, Taylor County, Texas

**Legal Description:**

Volume 883 Page 518 Taylor County Deed Records

**Encumbrances****Physical:** Topography**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/27/2003	<b>Acres:</b> ..... 993.40	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 2,808 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....71	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Steep		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$397,500	
<b>Frontage:</b> .....FM 1235		<b>Total Market Value:</b> ..... \$397,500	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Ranching, Recreational		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility/Recreational Home Sites		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission currently uses this site as a military training facility. Built in the early 1940s, it was previously used as a firing range. The facility is located about 12 miles southwest of Abilene on FM 1235 and is surrounded by land used for ranching and recreation. The building and improvements are situated on approximately 25 acres, while the remaining 968.40 acres are used for training. The buildings are considered to have no contributory value and the appraisal was performed as vacant.

The appraisal indicates highest and best use as vacant would be to develop for recreational home sites, ranching, recreational hunting or assemblage. However, the Commission is fully utilizing the site.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Camp Bowie Brownwood Armory

**Location:**

Intersection of FM 2126 and FM 45, Brownwood,  
Brown County, Texas

**Legal Description:**

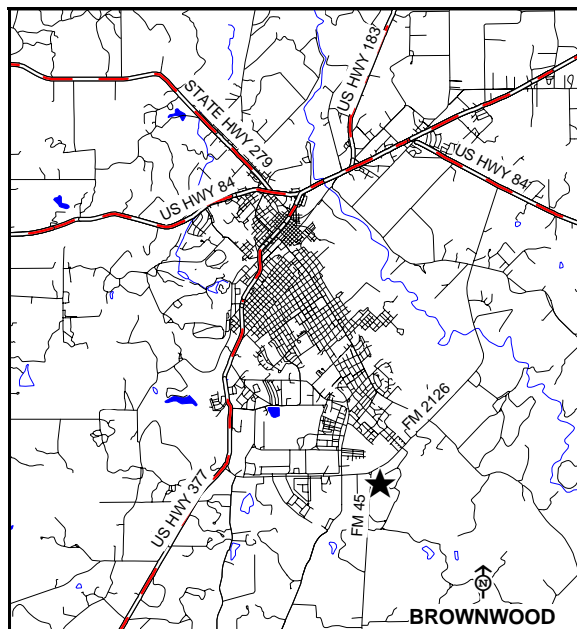
Volume 835 Page 144 Brown County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 11/12/2003	<b>Acres:</b> ..... 4,894.64	<b>Bldgs.:</b> .....13	<b>Bldg. Area:</b> ..... 137,564 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....60	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$3,974,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$3,182,000	
<b>Frontage:</b> .....FM 2126, FM 45		<b>Total Market Value:</b> ..... \$7,156,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial, Ranching		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site as an armory and artillery training facility. It is located just south of Brownwood at the corner of FM 2126 and FM 45. There are thirteen buildings and infrastructure. Surrounding land uses include vacant, residential, commercial and ranches.

The appraisal indicates highest and best use is to continue in the present use. If the site were vacant the best use would be for a ranch-type operation. The city of Brownwood and Brown County in general has been slow to recover from the real estate woes of the 1980s. Residential construction is slow, commercial and industrial is nonexistent. Farming and ranching continue to be the primary economic base.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

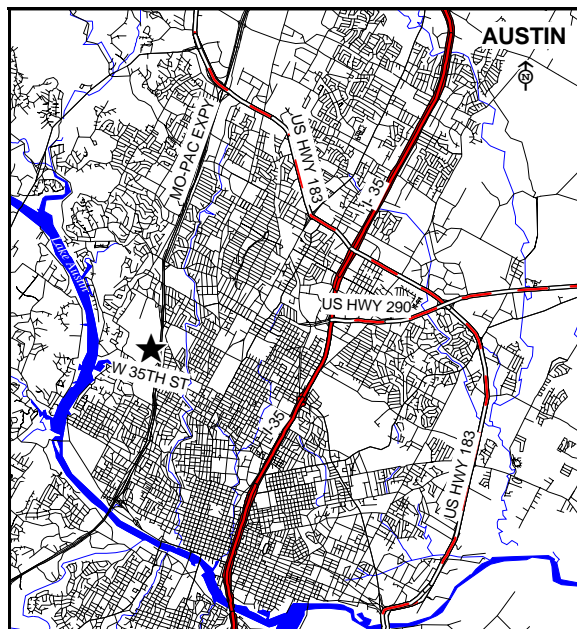
## Camp Mabry Complex - Austin

**Location:**

2200 West 35th St, Austin, Travis County, Texas

**Legal Description:**

Camp Mabry Complex, DJ Gilbert and GS Spear Leagues; Travis County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

<b>Appraisal Date:</b> 10/28/2003	<b>Acres:</b> ..... 16.69	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 105,322 sq.ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....48	<b>FAR:</b> ..... 0.15	<b>Building Value:</b> ..... \$4,235,630
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	
<b>Zoning:</b> .....Residential		<b>Land Value:</b> .....	\$504,370
<b>Frontage:</b> .....West 35th St, MoPac		<b>Total Market Value:</b> .....	\$4,740,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Residential		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site located in Central Austin as a guard armory. This site consists of 16.69 acres and is improved with three buildings. This tract is a portion of the larger complex known as Camp Mabry. Surrounding land use is primarily residential.

The appraisal indicates the highest and best use would be for upper-end residential development in keeping with the neighborhood residential zoning in place. The Camp Mabry complex is highly controversial due to historical designations, restrictions and reversion clauses contained in various deeds. Its large undeveloped area is considered by most naturalists to be prime endangered species habitat and is located over the Edwards Aquifer Recharge Zone. The GLO believes this land is economically underutilized. However, in view of the legal prohibitions and other detriments regarding alternative use, the recommendation is to retain for continued agency use.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Coleman Armory

**Location:**

2705 South Commercial Ave, Coleman, Coleman County, Texas

**Legal Description:**

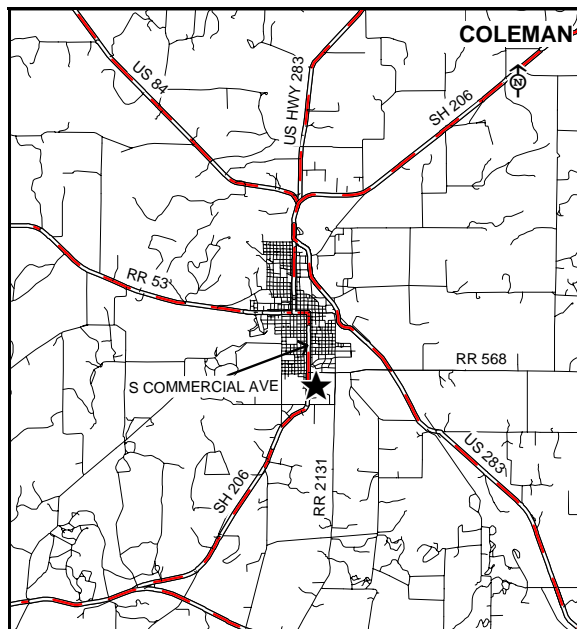
Volume 354 Page 205 Coleman County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...11/4/2003	<b>Acres:</b> ..... 5.00	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 19,032 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.09	<b>Building Value:</b> ..... \$89,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$25,000
<b>Frontage:</b> .....South Commercial Ave			<b>Total Market Value:</b> ..... \$114,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Medical, Vacant, Commercial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in Coleman as an armory. It is located on South Commercial Ave and is improved with one assembly building. Surrounding land uses include residential, medical, commercial and vacant land.

The appraisal indicates highest and best use is to continue in the present use. Coleman is located in central Texas about 60 miles southeast of Abilene. It is a rural community with little manufacturing and few amenities. The real estate market is slow with no anticipated changes. The economy is supported by agriculture.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

## Columbus Armory

**Location:**

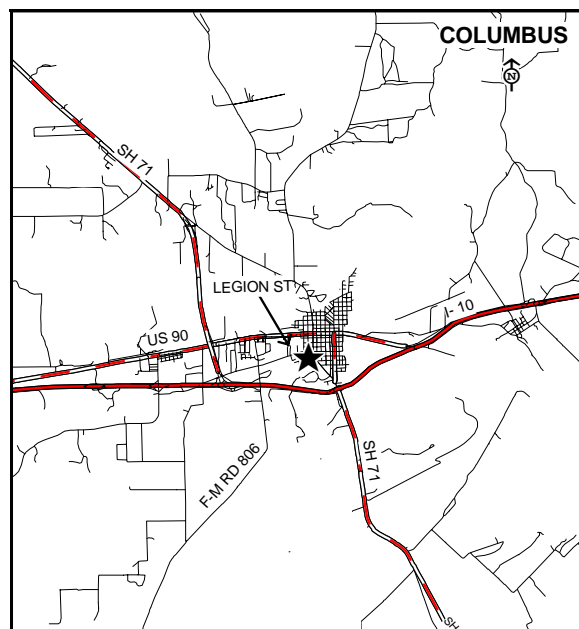
101 Legion St, Columbus, Colorado County, Texas

**Legal Description:**

Volume 219 Page 631 Colorado County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> 10/23/2003	<b>Acres:</b> ..... 4.03	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 16,477 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....17	<b>FAR:</b> ..... 0.09	<b>Building Value:</b> ..... \$82,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$50,000
<b>Frontage:</b> .....Legion St			<b>Total Market Value:</b> ..... \$132,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, School, Civic		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in west central Columbus as an armory. It is located on Legion St and is improved with one building. Surrounding land uses include an American Legion Post, residential, and a Columbus ISD football/track field.

The appraisal indicates highest and best use is to continue in the present use. The area of the site is predominantly residential and all city utilities are available. Colorado County is supported by agriculture, petroleum-related business, tourism and manufacturing. The majority of commercial development is occurring on Business 71 and 90 intersecting in Columbus, and along IH 10. Demand for large vacant tracts near the subject is considered to be stable to low.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Corpus Christi Armory

**Location:**

1430 Horne Rd, Corpus Christi, Nueces County,  
Texas

**Legal Description:**

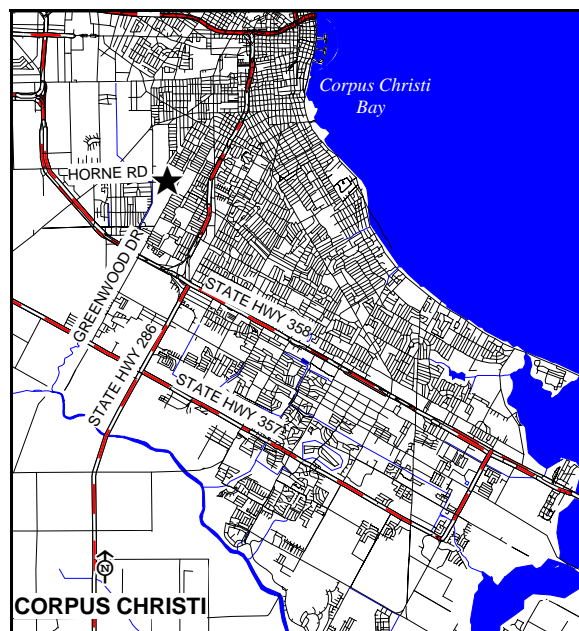
Volume 1027 Page 4 Volume 676 Page 187 Nueces  
County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Restricted Use

*Easements:* Utility



<b>Appraisal Date:</b> ...7/17/2003	<b>Acres:</b> ..... 9.21	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 65,129 sq.ft.
<b>Sen. Dist.:</b> .....20	<b>Rep. Dist.:</b> .....34	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$1,214,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$106,000
<b>Frontage:</b> .....Horne Rd			<b>Total Market Value:</b> ..... \$1,320,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Governmental, Recreational, Residential, Vacant		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site as an armory. It was purchased in two parcels but is combined under one identification number for reporting purposes. A portion of the site is deed restricted to use as a military facility. The tract is improved with three buildings, built on both the restricted and unrestricted parts. Surrounding land uses are governmental, recreational, residential and vacant tracts.

The highest and best use for this tract is a military facility. The subject site is located in an older area west of Crosstown Expy with mixed land uses. Though some activity and refurbishing is evident, sales of both vacant land and improved sites for this area are very limited.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Corsicana Armory

**Location:**

3100 West 7th Ave, Corsicana, Navarro County,  
Texas

**Legal Description:**

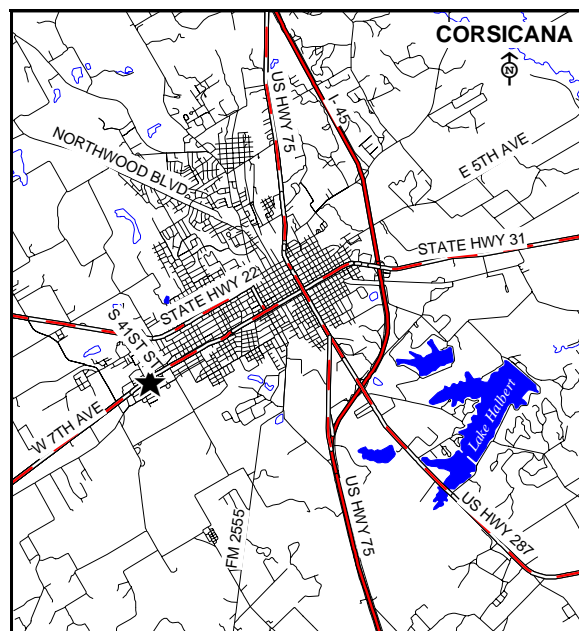
Volume 552 Page 441 Navarro County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...7/23/2003	<b>Acres:</b> ..... 3.45	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 18,629 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....8	<b>FAR:</b> ..... 0.13	<b>Building Value:</b> ..... \$232,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$58,000
<b>Frontage:</b> .....West 7th Ave			<b>Total Market Value:</b> ..... \$290,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, School		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this tract in southwest Corsicana as an armory. The site is improved with six buildings in good condition. The surrounding land uses include Navarro College and residential tracts.

The appraisal indicates highest and best use is to continue in the present use at this time. Market activity is stable in Corsicana with commercial growth concentrated along SH 31 and IH 45. Retail stores such as Wal-Mart and Penney's are found in the southwest corner of town along SH 31 and FM 2555. The subject is in a growth corridor and the highest and best use may change at some point.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Decatur Armory

**Location:**

2300 FM 730 North/Trinity Rd, Decatur, Wise County,  
Texas

**Legal Description:**

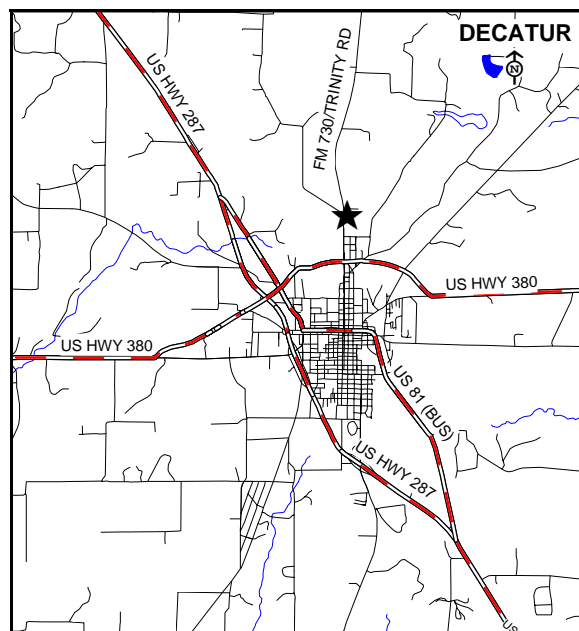
Volume 267 Page 169 Wise County Deed Records

**Encumbrances**

**Physical:** Topography

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/14/2003	<b>Acres:</b> ..... 16.95	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 15,929 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....61	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$118,332
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$147,668	
<b>Frontage:</b> .....FM 730 North/Trinity Rd		<b>Total Market Value:</b> ..... \$266,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Governmental, Vacant, Agricultural		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site north of Decatur as an armory. It is located adjacent to the Wise County Airport, and is improved with one armory building. Surrounding land use to the south, west, and north is vacant agricultural land, east is the airport and city maintenance facilities.

The appraisal indicates highest and best use is to continue in its present use as an armory. The main market activity in Wise County is agriculture, petroleum, and small tract development for rural residential and recreational use. Most of the real estate activity occurs in the southern part of the county in areas with good access to Ft. Worth.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Denison Armory

**Location:**

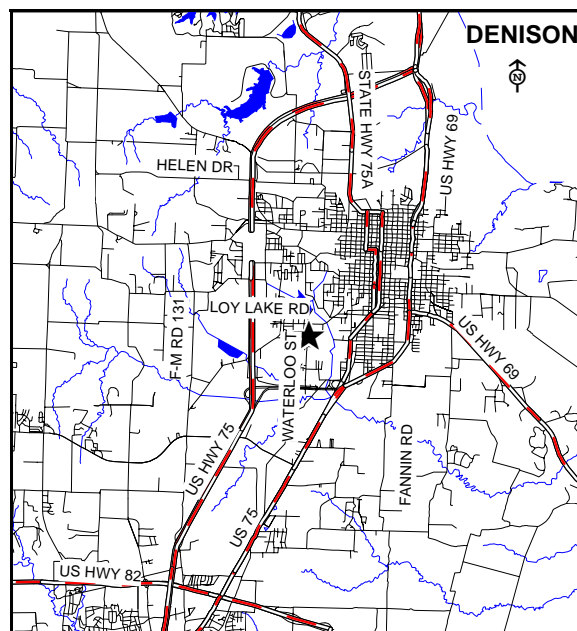
1700 Loy Lake Rd, Denison, Grayson County, Texas

**Legal Description:**

Volume 578 Page 278 Grayson County Deed Records

**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/17/2003	<b>Acres:</b> ..... 18.73	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 18,477 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....62	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$204,225
<b>% in Floodplain:</b> .....41%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$108,275
<b>Frontage:</b> .....Loy Lake Rd, Waterloo St			<b>Total Market Value:</b> ..... \$312,500
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Recreational		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in southwest Denison as an armory. The tract is improved with three buildings. Surrounding land uses include residential and a park.

The highest and best use is to continue in the present use. Denison is located in northeastern Grayson County near the Oklahoma border with a population estimated to be about 28,000. The primary industrial sector is located along the northern edge of Denison including companies such as Denison Development Alliance, Alcoa and Kwikset.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Eagle Mountain Lake Base

**Location:**

FM 1220 and FM 718, Eagle Mountain, Tarrant County, Texas

**Legal Description:**

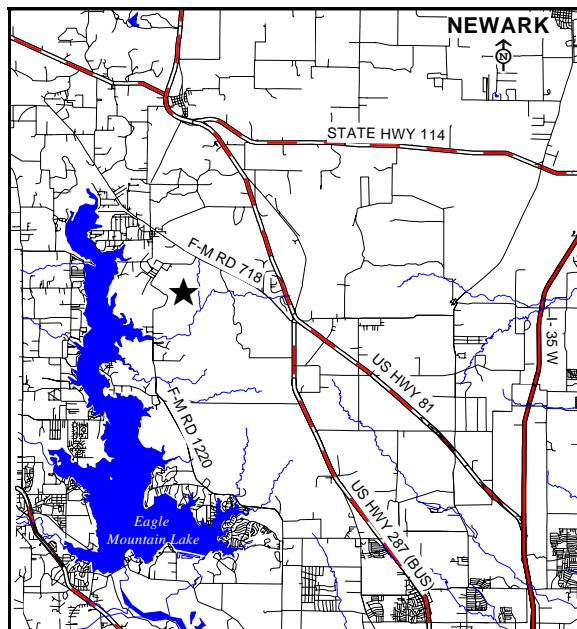
Volume 3212 Page 365 Tarrant County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Reversion Clause

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...8/28/2003	<b>Acres:</b> ..... 1,270.87	<b>Bldgs.:</b> .....0	<b>Bldg. Area:</b> ..... 0 sq.ft.
<b>Sen. Dist.:</b> .....12	<b>Rep. Dist.:</b> .....99	<b>FAR:</b> ..... 0.0	<b>Building Value:</b> ..... \$0
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate	<b>Improvement Value:</b> ..... \$0	
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$9,786,000	
<b>Frontage:</b> .....FM 1220, FM 718		<b>Total Market Value:</b> ..... \$9,786,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Agricultural, Residential		
<b>Current Use:</b> .....	Training Site		
<b>Highest and Best Use:</b> .....	Speculative Investment, Residential Development		
<b>Agency Projected Use:</b> .....	Training Site		

The Texas Military Facilities Commission uses this site in the Eagle Mountain Lake area for military ground training and helicopter drops. There are also ground leases to Texas A&M Agricultural Extension Service and individuals for agricultural and grazing purposes. The tract is improved with fencing only, no buildings. Surrounding land use is agricultural with residential development nearby. The deed stipulates mineral reservations and reversion if any other use than military. The property was conveyed by an act of Congress in a quit-claim deed dated November 22, 1957. There are no plans for development of the site.

The appraisal indicates highest and best use would be for speculative investment or residential development. In light of the deed reversion clause, the present use is appropriate.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

## Eagle Pass Armory

**Location:**

489 South Monroe St, Eagle Pass, Maverick County,  
Texas

**Legal Description:**

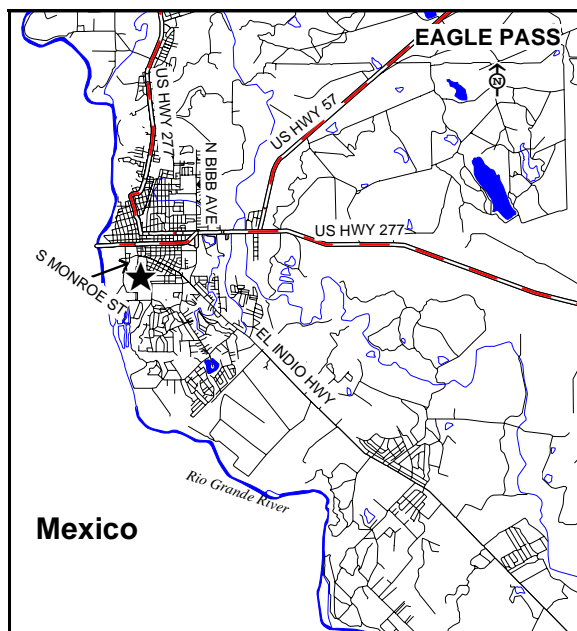
Volume 32 Page 207 Maverick County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Reversion Clause

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...9/25/2003	<b>Acres:</b> ..... 5.15	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 16,478 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....80	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$206,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$223,000
<b>Frontage:</b> .....South Monroe St			<b>Total Market Value:</b> ..... \$429,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Medical, Industrial, Vacant, Recreational		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in south Eagle Pass as an armory. It is located on South Monroe St and is improved with one building. Surrounding land uses are medical, industrial, vacant and recreational. The City of Eagle Pass stipulated a reversion clause in the deed that causes the property to revert back to the city if not used as an armory.

In light of the deed restriction, the highest and best use is to continue use as an armory.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

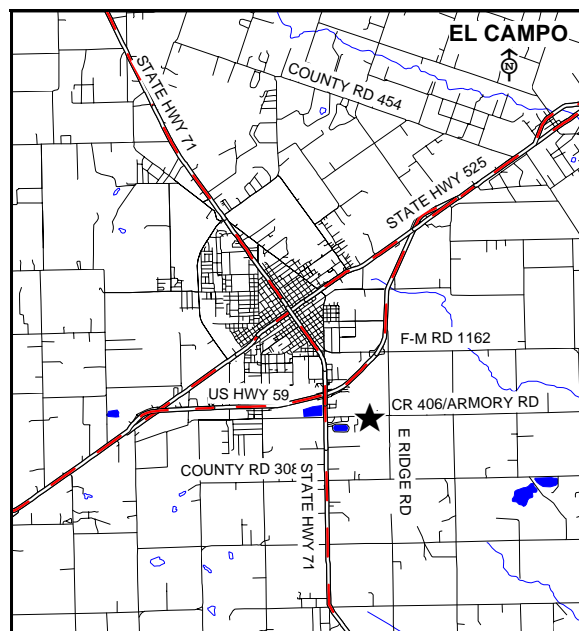
## El Campo Armory

**Location:**

801 Armory Rd, El Campo, Wharton County, Texas

**Legal Description:**

Vol 221 Pg 290 Vol 253 Pg 89 Wharton County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* None*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...10/8/2003	<b>Acres:</b> ..... 19.72	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 17,100 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....28	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$524,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$54,000
<b>Frontage:</b> .....Armory Rd			<b>Total Market Value:</b> ..... \$578,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Recreational, Agricultural		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site south of El Campo as an armory. The site is located five miles south of downtown El Campo. Improvements include six buildings containing 17,100 square feet. Surrounding land uses include recreational, residential and agricultural tracts.

The appraisal indicates highest and best use is to continue in the present use. Development in El Campo is occurring along Hwy 59 north of the site nearer to the city. The immediate area has remained stable and no growth is forecasted.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

## El Paso Armory

**Location:**

9100 Gateway Blvd North (Patriot Fwy), El Paso, El Paso County, Texas

**Legal Description:**

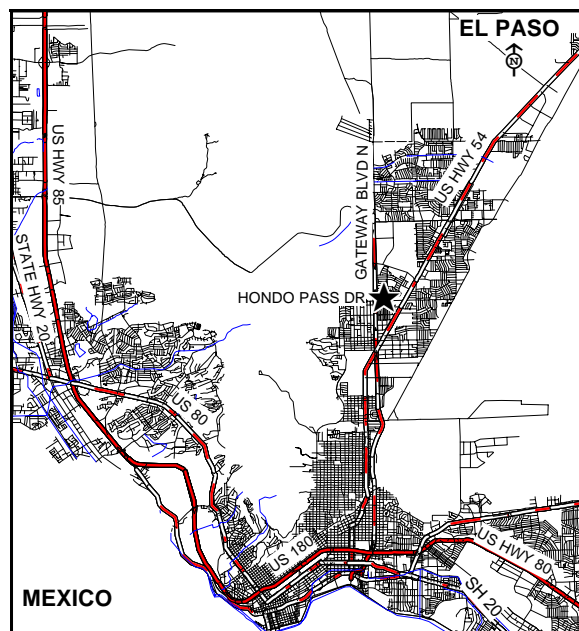
Volume 1206 Page 369 El Paso County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...9/30/2003	<b>Acres:</b> ..... 20.00	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 63,195 sq.ft.
<b>Sen. Dist.:</b> .....29	<b>Rep. Dist.:</b> .....78	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$655,160
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> ..... \$1,393,840	
<b>Frontage:</b> .....Gateway Blvd, Hondo Pass Dr		<b>Total Market Value:</b> ..... \$2,049,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial, Civic		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in northern El Paso as a military training facility. The location is at the corner of Gateway Blvd North (Patriot Fwy) and Hondo Pass Drive. The site is improved with six buildings on the southern eight acres of the tract, the northern twelve acres are vacant with a drainage ditch along the northern perimeter. This excess acreage is used as maneuver and equipment test area. Surrounding land uses include vacant, residential, commercial and civic tracts.

The appraisal indicates highest and best use is the current use. Growth within the area of the subject is limited due to the Franklin Mountains and the Ft. Bliss Military Base. Slight growth is occurring along both sides of Loop 375 about one mile to the north.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Fort Worth Armory

**Location:**

5104 Sandage Ave, Fort Worth, Tarrant County,  
Texas

**Legal Description:**

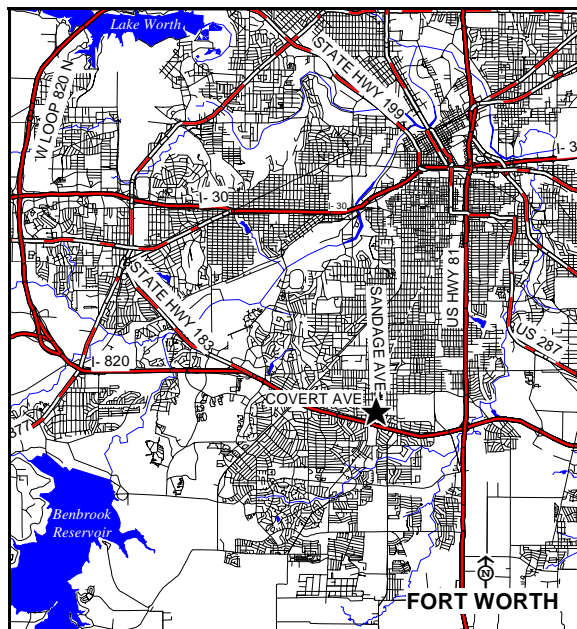
Volume 2672 Page 129 Tarrant County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...9/11/2003	<b>Acres:</b> ..... 2.55	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 29,886 sq.ft.
<b>Sen. Dist.:</b> .....10	<b>Rep. Dist.:</b> .....11	<b>FAR:</b> ..... 0.27	<b>Building Value:</b> ..... \$314,844
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$222,156
<b>Frontage:</b> .....Sandage Ave, Covert Ave			<b>Total Market Value:</b> ..... \$537,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Commercial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in southern Fort Worth as an armory. It is located on the corner of Sandage Ave and Covert Ave and is improved with two buildings, paved parking and perimeter fencing. Surrounding land uses include residential, vacant and commercial tracts.

The appraisal indicates highest and best use is to continue in the present use. This site is located in an older section of Fort Worth. Most of the market activity consists of resale and redevelopment of existing improvements. The real estate market is slow in this area.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

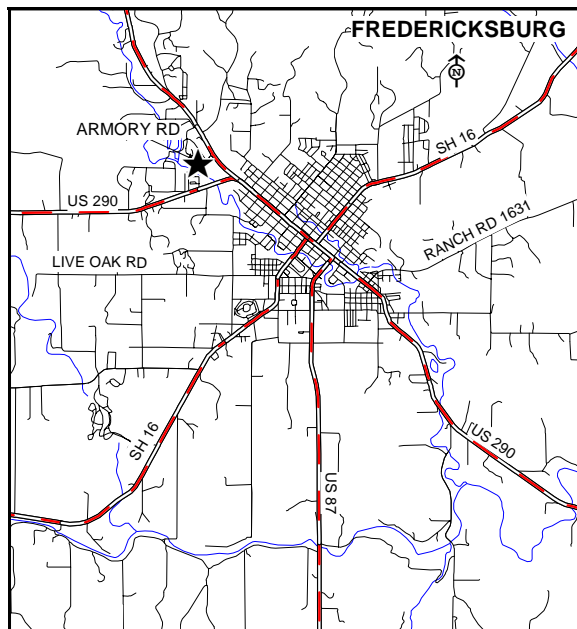
## Fredericksburg Armory

**Location:**

Armory Rd, Fredericksburg, Gillespie County, Texas

**Legal Description:**

Volume 65 Page 230 Gillespie County Deed Records

**Encumbrances****Physical:** Floodplain**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...9/30/2003	<b>Acres:</b> ..... 20.50	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 17,332 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....72	<b>FAR:</b> ..... 0.02	<b>Building Value:</b> ..... \$33,000
<b>% in Floodplain:</b> .....30%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$98,000
<b>Frontage:</b> .....Armory Rd			<b>Total Market Value:</b> ..... \$131,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Agricultural, Residential, Industrial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site just northwest of the city limits of Fredericksburg as an armory. It is improved with three buildings. Surrounding land uses include agriculture, residential and light industrial. The deed includes a reversion clause that causes the property to revert back to the grantor if not used for an armory.

The appraisal indicates highest and best use is to continue in the present use. Fredericksburg has a strong and active economy. With the tourist industry growing, real estate sales have increased. Agriculture still plays a large part in the economic mix, and growth is expected to continue in all arenas.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Gatesville Armory

**Location:**

3301 East Main St/Hwy 84, Gatesville, Coryell County, Texas

**Legal Description:**

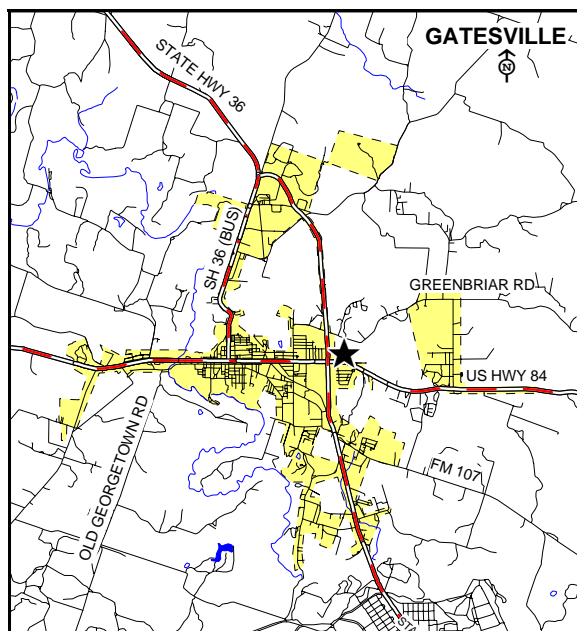
Volume 78 Page 468 Coryell County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 10/28/2003	<b>Acres:</b> ..... 3.82	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 23,899 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....59	<b>FAR:</b> ..... 0.14	<b>Building Value:</b> ..... \$268,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$32,000
<b>Frontage:</b> .....East Main St/Hwy 84			<b>Total Market Value:</b> ..... \$300,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Vacant, Residential, Industrial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site east of Gatesville as an armory. It is located on East Main St/Hwy 84. The site is improved with an armory building in fair condition and a storage warehouse in poor condition. Surrounding land uses include commercial, vacant, residential and industrial.

The appraisal indicates the highest and best use is to continue in the present use. Gatesville has grown due to expansion of the TDCJ prison and the growth of Fort Hood.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Greenville Armory

**Location:**

9314 Jack Finney Blvd, Greenville, Hunt County,  
Texas

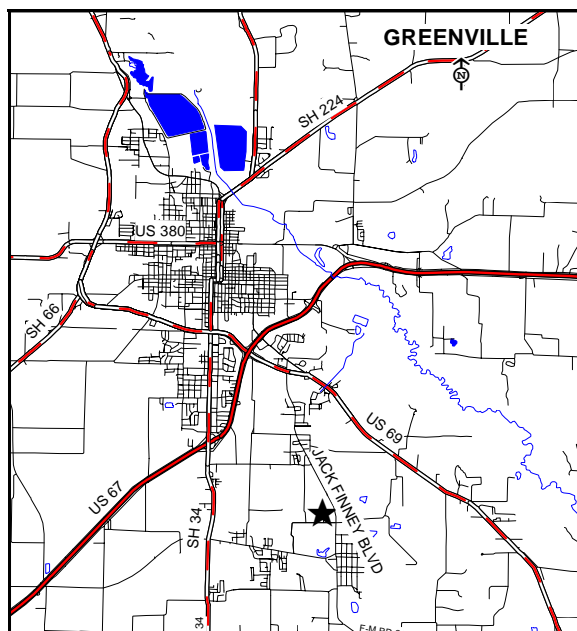
**Legal Description:**

Volume 261 Page 897 Hunt County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...7/30/2003	<b>Acres:</b> ..... 15.06	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 25,926 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....2	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$567,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Agriculture		<b>Land Value:</b> ..... \$158,000	
<b>Frontage:</b> .....Jack Finney Blvd		<b>Total Market Value:</b> ..... \$725,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Recreational, School		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in Greenville as an armory. It was purchased in May of 1993 and now is improved with a more upscale armory building than is typical. Surrounding land uses include vacant, school and recreational tracts.

The appraisal indicates highest and best use is to continue in the present use. Greenville is located about 45 miles east of Dallas and is considered a bedroom community. The subject property is located in the southeastern portion of Greenville in a slow but steadily growing area. The main growth corridor is along Wesley St running north and south through the business district. L-3 is the predominant employer in the area, installing communications equipment on airplanes.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

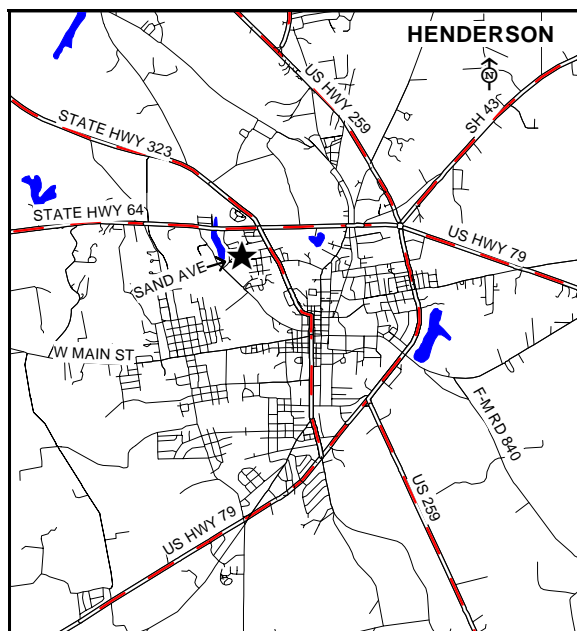
## Henderson Armory

**Location:**

600 Sand Ave, Henderson, Rusk County, Texas

**Legal Description:**

Volume 577 Page 412 Rusk County Deed Records

**Encumbrances****Physical:** Topography**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...7/30/2003	<b>Acres:</b> ..... 3.00	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 18,655 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....11	<b>FAR:</b> ..... 0.14	<b>Building Value:</b> ..... \$141,584
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Steep		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$15,681
<b>Frontage:</b> .....Sand Ave			<b>Total Market Value:</b> ..... \$157,265
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Recreational		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site in northeast Texas as an armory. It is located in Henderson on Sand Avenue. The site is improved with one large armory building. Surrounding land uses include vacant, residential and recreational tracts.

The appraisal indicates the highest and best use is to continue in the present use. Demand for commercial sites in the Henderson area is currently stable. Most of the development is occurring around Hwy 259 and Hwy 79 with smaller tracts being more desirable.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

## Hondo Armory

**Location:**

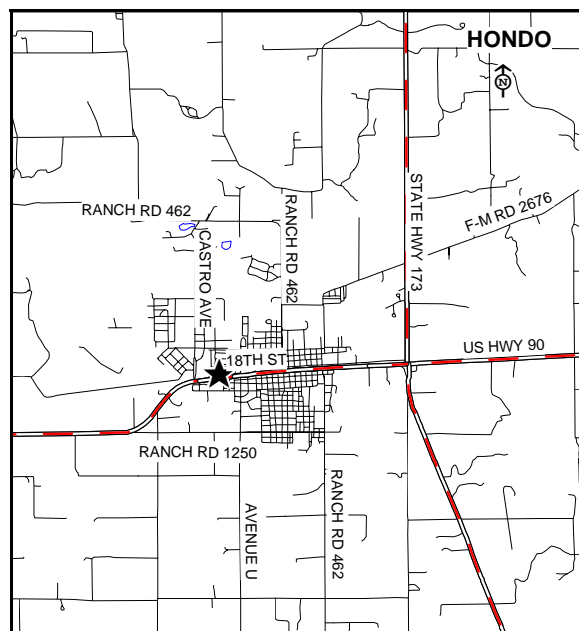
2404 18th St, Hondo, Medina County, Texas

**Legal Description:**

Volume 163 Page 161 Medina County Deed Records

**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/31/2003	<b>Acres:</b> ..... 5.00	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 10,465 sq.ft.
<b>Sen. Dist.:</b> .....19	<b>Rep. Dist.:</b> .....80	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$35,000
<b>% in Floodplain:</b> .....100%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special		<b>Land Value:</b> ..... \$43,000	
<b>Frontage:</b> .....18th St		<b>Total Market Value:</b> ..... \$78,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Industrial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in east Hondo as an armory. It is located north of Hwy 90 on 18th Street. The site is improved with one building. Surrounding land uses include residential, commercial and industrial.

The appraisal indicates highest and best use is to continue in the present use. Hondo's economic bases are agribusiness, tourism and some manufacturing. TDCJ, Medina Electric Cooperative, and Medina Community Hospital are the major employers. The tract has limited access to a major highway and is in a 100-year floodplain.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

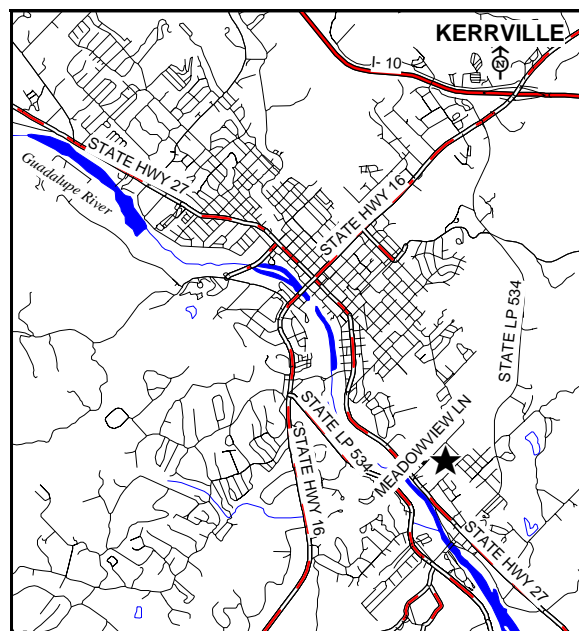
## Kerrville Armory

**Location:**

411 Meadowview Ln, Kerrville, Kerr County, Texas

**Legal Description:**

Volume 98 Pages 181 Kerr County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* None*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...7/10/2003	<b>Acres:</b> ..... 4.24	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 10,776 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....53	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$23,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$37,000
<b>Frontage:</b> .....Meadowview Ln			<b>Total Market Value:</b> ..... \$60,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site located on Meadowview Ln in Kerrville as an armory. There is one building on the site used for training and office space. Surrounding land use is residential and commercial tracts.

The appraisal indicates the highest and best use is to continue in the present use. Prospects for change in the vicinity of the subject appear very limited.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

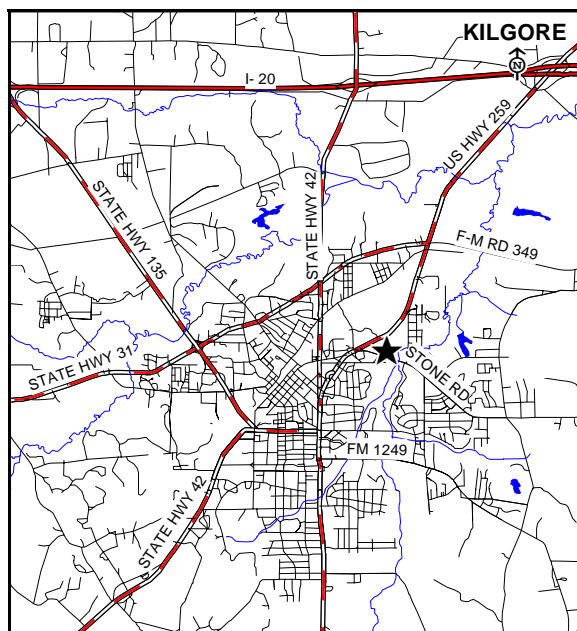
## Kilgore Armory

**Location:**

1807 Stone Rd, Kilgore, Gregg County, Texas

**Legal Description:**

Volume 331 Page 547 Gregg County Deed Records

**Encumbrances****Physical:** Topography**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility, Pipeline

Location Map

<b>Appraisal Date:</b> ....8/5/2003	<b>Acres:</b> ..... 9.97	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 25,760 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....7	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$16,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Steep		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$314,000
<b>Frontage:</b> .....Stone Rd			<b>Total Market Value:</b> ..... \$330,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Office, Commercial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site as an armory. It is located in eastern Kilgore and is improved with three buildings. Surrounding land uses include vacant, office and commercial tracts.

The appraisal indicates the highest and best use is to continue as an armory in light of the reversion clause. Any other use would result in reversion to the city of Kilgore.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Kingsville Armory

**Location:**

604 East Kleberg Ave, Kingsville, Kleberg County,  
Texas

**Legal Description:**

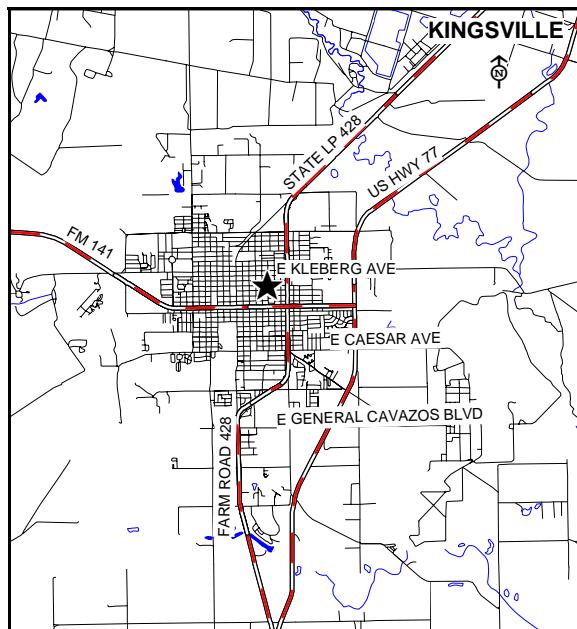
Volume 88 Page 183 Kleberg County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...8/25/2003	<b>Acres:</b> ..... 2.75	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 22,785 sq.ft.
<b>Sen. Dist.:</b> .....27	<b>Rep. Dist.:</b> .....43	<b>FAR:</b> ..... 0.19	<b>Building Value:</b> ..... \$110,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$120,000
<b>Frontage:</b> .....East Kleberg Ave			<b>Total Market Value:</b> ..... \$230,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Industrial, Commercial, Governmental		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site in central Kingsville as an armory. It is located on East Kleberg Ave and is improved with two buildings. Surrounding land uses include residential, industrial, commercial and governmental tracts.

The appraisal indicates highest and best use is to continue in the present use. The general outlook for Kingsville's economy is continued growth. The economy is driven by Texas A&M University at Kingsville, the Navel Air Station and commerce from surrounding towns.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Longview Armory

**Location:**

307 American Legion Rd, Longview, Gregg County,  
Texas

**Legal Description:**

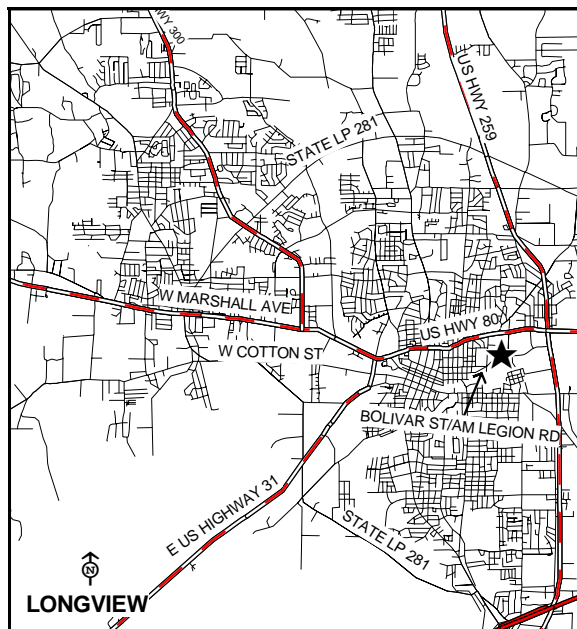
Volume 503 Page 268 Gregg County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** *Deed Restrictions:* Mineral Rights Reserved

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...7/30/2003	<b>Acres:</b> ..... 4.62	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 19,200 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....7	<b>FAR:</b> ..... 0.09	<b>Building Value:</b> ..... \$163,000
<b>% in Floodplain:</b> .....10%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$52,000
<b>Frontage:</b> .....American Legion Rd, Hwy 80			<b>Total Market Value:</b> ..... \$215,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Recreational, Commercial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this tract in Longview as an armory. It is located in the central section of town on American Legion Rd and is improved with an armory building and storage building which are in good condition. Surrounding land uses include vacant, recreational and commercial tracts.

The appraisal indicates the highest and best use is to continue in the present use. Because the subject is located in an older, central part of town, growth has remained stable. Growth is slow in this area and there have been few land sales. Commercial activity in Longview is moderate, continuing to spread northward.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

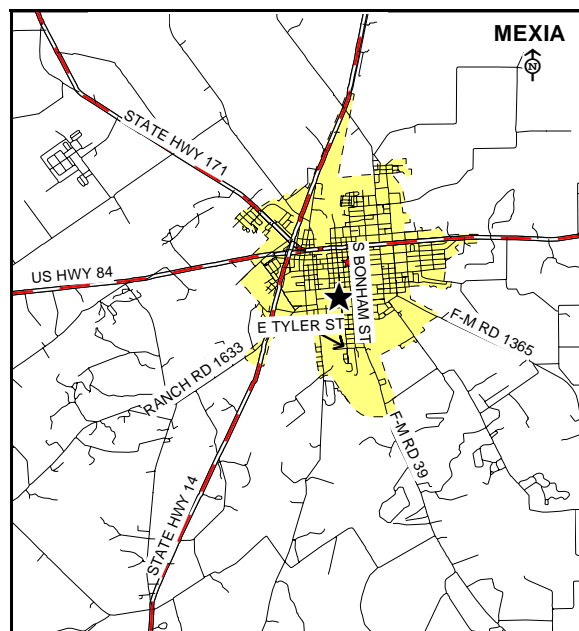
## Mexia Armory

**Location:**

500 East Tyler St, Mexia, Limestone County, Texas

**Legal Description:**

Volume H Page 31 Limestone County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...7/31/2003	<b>Acres:</b> ..... 5.73	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 15,799 sq.ft.
<b>Sen. Dist.:</b> .....5	<b>Rep. Dist.:</b> .....8	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$208,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$12,000
<b>Frontage:</b> .....East Tyler St, South Bonham St			<b>Total Market Value:</b> ..... \$220,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Recreational, Office		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site in south central Mexia as an armory. It is located on East Tyler St and is improved with one building. It is considered a typical armory for storage of military equipment, supplies and armaments. Surrounding land uses include residential, commercial, recreational, and office development. The site will revert to the original owner if not used for a military facility.

The appraisal indicates highest and best use is to continue in the present use. The Mexia/Limestone County area has experienced limited growth in the past 20 years. Some commercial development is taking place along Milam St, about 12 blocks north of the subject.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Midland Armory

**Location:**

3900 North Lamesa Rd, Midland, Midland County,  
Texas

**Legal Description:**

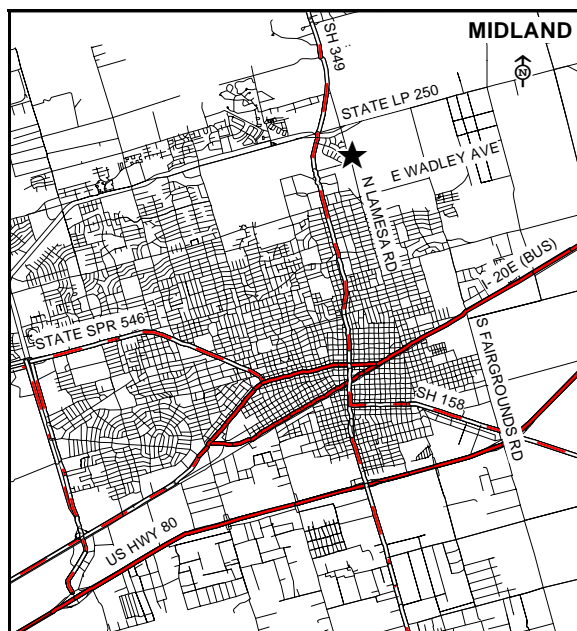
Volume 209 Page 477 Midland County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ....9/9/2003	<b>Acres:</b> ..... 5.00	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 20,741 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....82	<b>FAR:</b> ..... 0.10	<b>Building Value:</b> ..... \$147,000
<b>% in Floodplain:</b> .....20%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$40,000
<b>Frontage:</b> .....North Lamesa Rd			<b>Total Market Value:</b> ..... \$187,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Recreational, Civic, Vacant, Residential		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this tract in northeast Midland as an armory. It is located on North Lamesa Rd and is improved with three buildings. Surrounding land uses include a city park to the north and east, south is a youth detention center, and west is residential homesites and vacant tracts.

The appraisal indicates highest and best use is to continue in the present use. The market activity in the northeast area of Midland has been soft with only minimum growth occurring. Midland is experiencing moderate growth and some residential and retail development is occurring.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Mineral Wells Armory

**Location:**

Hwy 180 and FM 1821, Mineral Wells, Palo Pinto County, Texas

**Legal Description:**

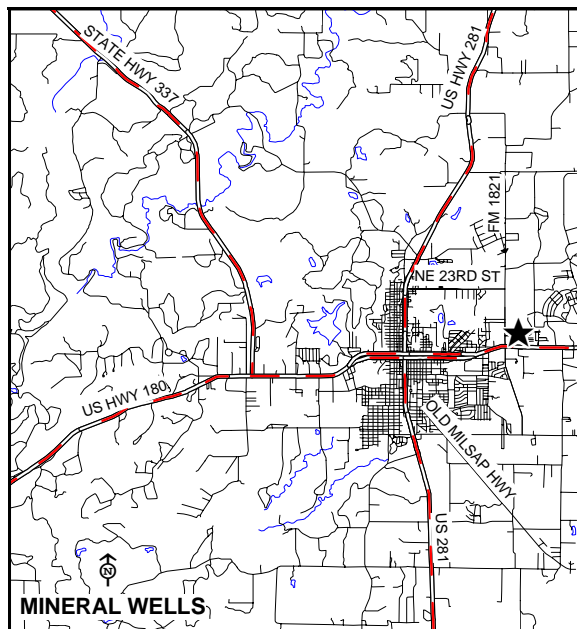
Abstract 701 Palo Pinto County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...8/21/2003	<b>Acres:</b> ..... 4.50	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 17,876 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....61	<b>FAR:</b> ..... 0.09	<b>Building Value:</b> ..... \$183,500
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$31,500
<b>Frontage:</b> .....Hwy 180, FM 1821			<b>Total Market Value:</b> ..... \$215,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, School		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in Mineral Wells as an armory. It is located on Hwy 180 and FM 1821 and is improved with three buildings. The appraisal indicates one of the buildings is suffering deterioration and only two buildings are considered to have value. Surrounding land uses include residential, commercial and school.

The appraisal indicates highest and best use is to continue in the present use. Market research indicates little growth activity in the Mineral Wells area. Several retail enterprises were developed along Hwy 180 within the city limits, but commercial development has slowed since 1995.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

## Nacogdoches Armory

**Location:**

Near Eastex Regional Airport on Armory Rd,  
Nacogdoches, Nacogdoches County, Texas

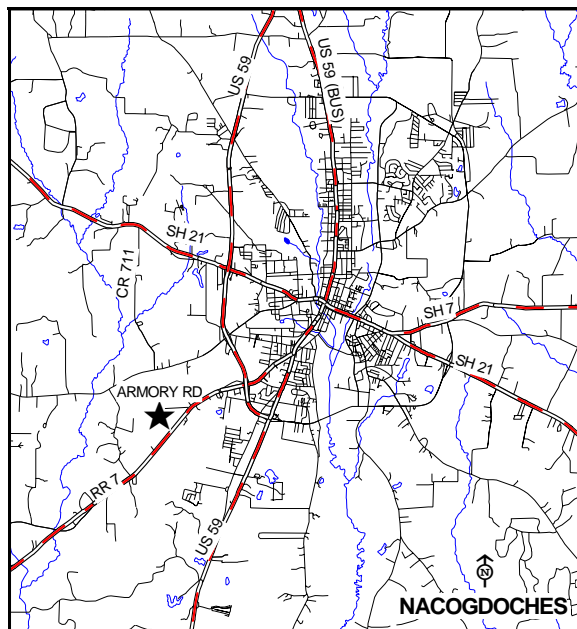
**Legal Description:**

Volume 236 Page 263 Nacogdoches County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Mineral Rights Reserved  
*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...6/26/2003	<b>Acres:</b> ..... 5.75	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 10,761 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....9	<b>FAR:</b> ..... 0.04	<b>Building Value:</b> ..... \$64,289
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$32,561
<b>Frontage:</b> .....Armory Rd			<b>Total Market Value:</b> ..... \$96,850
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant, Governmental		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site west of Nacogdoches as an armory. It is located near the Eastex Regional Airport and is improved with one assembly area. Surrounding land uses include the A. L. Mangham, Jr., Airport, vacant and residential tracts.

The appraisal indicates highest and best use is to continue in the present use. Demand for commercial sites in the Nacogdoches area is currently stable. Most of the recent development has occurred near Loop 224 and Hwy 59 east of the subject. There is some timber production in the general area of the subject.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## New Braunfels Armory

**Location:**

2253 IH 35 South, New Braunfels, Comal County,  
Texas

**Legal Description:**

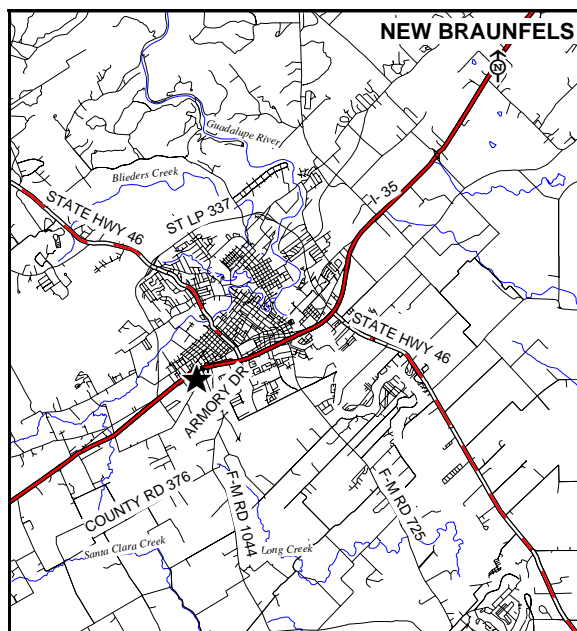
Volume 105 Page 437 Comal County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:*

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ....7/8/2003	<b>Acres:</b> ..... 7.17	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 27,711 sq.ft.
<b>Sen. Dist.:</b> .....25	<b>Rep. Dist.:</b> .....73	<b>FAR:</b> ..... 0.09	<b>Building Value:</b> ..... \$270,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$312,000
<b>Frontage:</b> .....IH 35 South, Armory Rd			<b>Total Market Value:</b> ..... \$582,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Agricultural		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site in southern New Braunfels as an armory. It is located on the southwest corner of IH 35 and Armory Rd. This is a large facility improved with three buildings. Surrounding land uses are residential, commercial and agricultural.

The appraisal indicates the highest and best use is to continue as an armory. New Braunfels is located between San Antonio and Austin and the real estate market is strong with demand for all types of properties. If the site were vacant, the recommended use would be for commercial or multi-family development.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

## Odessa Armory

**Location:**

4501 Andrews Hwy/Hwy 385, Odessa, Ector County,  
Texas

**Legal Description:**

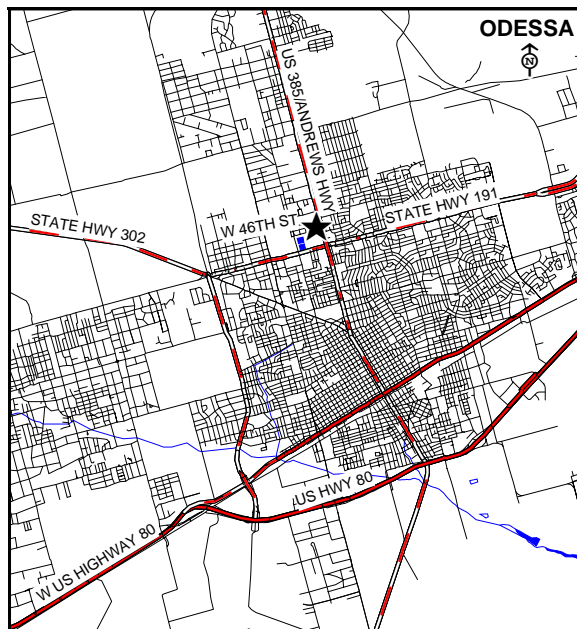
Volume 182 Page 312 Ector County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ....9/9/2003	<b>Acres:</b> ..... 3.00	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 12,721 sq.ft.
<b>Sen. Dist.:</b> .....31	<b>Rep. Dist.:</b> .....81	<b>FAR:</b> ..... 0.10	<b>Building Value:</b> ..... \$113,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$65,000
<b>Frontage:</b> .....Andrews Hwy/Hwy 385			<b>Total Market Value:</b> ..... \$178,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Civic		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site in north central Odessa as an armory and training center. It is located on Hwy 385 and is improved with one structure. Surrounding land uses include vacant, residential and civic tracts.

The appraisal indicates the highest and best use is to continue in the present use. Odessa is located in west Texas with an economy based upon the oil and gas industry. Odessa is experiencing very moderate growth.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

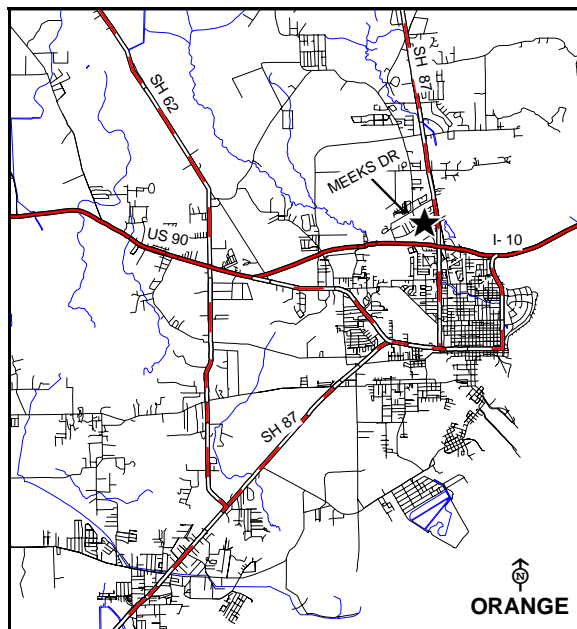
## Orange Armory

**Location:**

4103 Meeks Dr, Orange, Orange County, Texas

**Legal Description:**

Volume 236 Page 356 Orange County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...10/9/2003	<b>Acres:</b> ..... 5.00	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 18,865 sq.ft.
<b>Sen. Dist.:</b> .....4	<b>Rep. Dist.:</b> .....19	<b>FAR:</b> ..... 0.09	<b>Building Value:</b> ..... \$169,870
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Commercial			<b>Land Value:</b> ..... \$51,000
<b>Frontage:</b> .....Meeks Dr			<b>Total Market Value:</b> ..... \$220,870
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, Civic		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this facility in north Orange as an armory site. Located on Meeks Dr, improvements include the armory and a storage building. The storage building is considered to have no contributory value. Surrounding land uses include residential, commercial, vacant and City of Orange sports complex.

The appraisal indicates the highest and best use is to continue in the present use. The real estate market in Orange appears to be stable, with commercial development occurring along IH 10 south of the subject.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

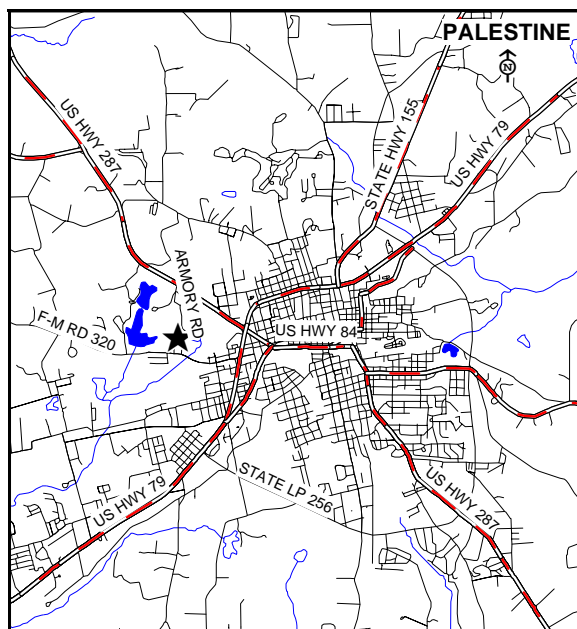
## Palestine Armory

**Location:**

601 Armory Rd, Palestine, Anderson County, Texas

**Legal Description:**

Volume 813 Page 13 Anderson County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ....7/2/2003	<b>Acres:</b> ..... 6.10	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 21,141 sq.ft.
<b>Sen. Dist.:</b> .....3	<b>Rep. Dist.:</b> .....8	<b>FAR:</b> ..... 0.08	<b>Building Value:</b> ..... \$165,655
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Moderate		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> ..... \$151,460	
<b>Frontage:</b> .....Armory Rd		<b>Total Market Value:</b> ..... \$317,115	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Recreational, Residential		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission has devoted this site to the storage of military equipment, supplies and armaments for over 40 years. It is located in Palestine just northwest of Loop 256 West on Armory Rd and is improved with three structures. Surrounding land uses include vacant timberland, residential and a city park.

The appraisal indicates highest and best use is to continue in the present use. Palestine is experiencing some commercial growth on South Loop 256 and East Loop 256. Currently there is no growth in the subject's area. Primary demand for land will continue to be along the South Loop 256 just southeast of the tract.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

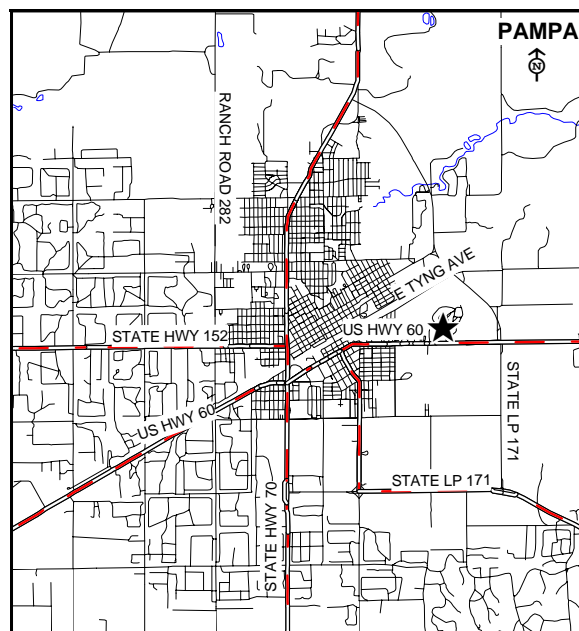
## Pampa Armory

**Location:**

East Hwy 60, Pampa, Gray County, Texas

**Legal Description:**

Volume 159 Page 442 Gray County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* None*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...7/24/2003	<b>Acres:</b> ..... 2.89	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 12,540 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.10	<b>Building Value:</b> ..... \$71,700
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$3,300
<b>Frontage:</b> .....East Hwy 60			<b>Total Market Value:</b> ..... \$75,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in Pampa as an armory. It is located on East Hwy 60 and is improved with one building and infrastructure. All land surrounding the site is vacant.

The appraisal indicates highest and best use is to continue in the present use. Pampa is a small community located in the panhandle. The agricultural industry is the main economic base in Gray County. The largest employer is the Pampa ISD, Celanese Chemicals, and TDCJ. The city has experienced only modest growth and no drastic changes are expected.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Paris Armory/Camp Maxey

**Location:**

Hwy 271 (nine miles north of Paris), Powderly, Lamar County, Texas

**Legal Description:**

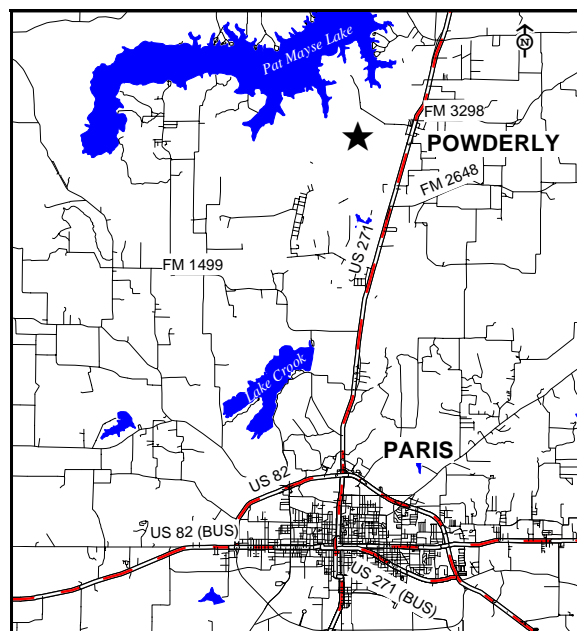
Volume 483 Page 315 Volume 470 Page 331 Lamar County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** Deed Restrictions: None

Easements: Pipeline, Utility



Location Map

<b>Appraisal Date:</b> ....7/2/2003	<b>Acres:</b> ..... 6,477.02	<b>Bldgs.:</b> .....11	<b>Bldg. Area:</b> ..... 72,419 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....3	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$625,000
<b>% in Floodplain:</b> .....3%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$3,675,000	
<b>Frontage:</b> .....Hwy 271		<b>Total Market Value:</b> ..... \$4,300,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Commercial, Vacant, Recreational		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site known as the Paris Armory/Camp Maxey as a military training facility. It is located in Powderly, about nine miles north of Paris on Hwy 271. Total acreage is 6,477.02. Improvements are on 70 acres, the Commission allows various agencies to use the remaining acreage; i.e., DPS for firing range, and TxDOT uses the interior roads for truck training of employees. It is improved with 11 buildings and surrounding land use is residential, commercial, vacant and Pat Mayes Lake.

The appraisal indicates highest and best use is to continue in the present use. There is a 600-acre portion off the northeast corner which is cut from the main body of the Camp by a county road. The Paris Armory Building is now vacant but will be turned over to the Camp Maxey staff and maintenance funding will be provided by the Camp Maxey budget which is federal. It will be converted into a headquarters building.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Pasadena Armory

**Location:**

2915 San Augustine Ave, Pasadena, Harris County,  
Texas

**Legal Description:**

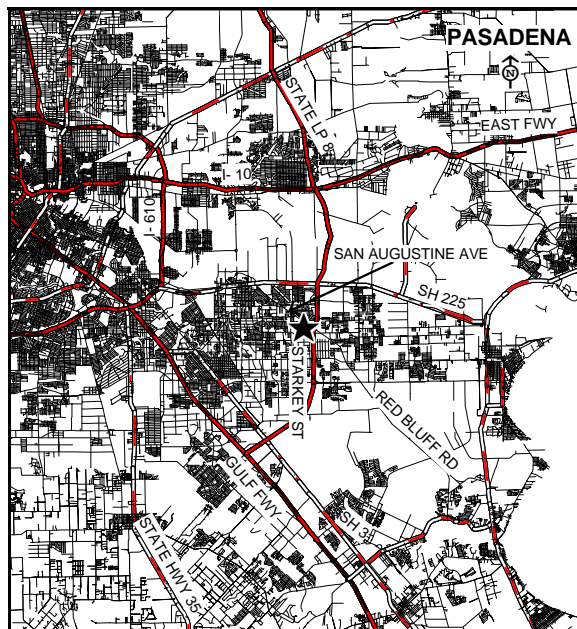
Volume 3178 Page 124 Harris County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ....7/8/2003	<b>Acres:</b> ..... 3.55	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 19,148 sq.ft.
<b>Sen. Dist.:</b> .....11	<b>Rep. Dist.:</b> ...144	<b>FAR:</b> ..... 0.12	<b>Building Value:</b> ..... \$200,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$170,000
<b>Frontage:</b> .....San Augustine Ave, Starkey Rd			<b>Total Market Value:</b> ..... \$370,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Residential, Vacant, Governmental		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site in Pasadena as an armory. It is located 18 miles east of downtown Houston. The tract is improved with two buildings and is considered typical. Surrounding land uses include commercial, residential, vacant and governmental tracts.

The appraisal indicates the highest and best use is to continue as an armory site. The site is considered to be in an older, completely developed area. The neighborhood shows few signs of revitalization and is somewhat declining.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

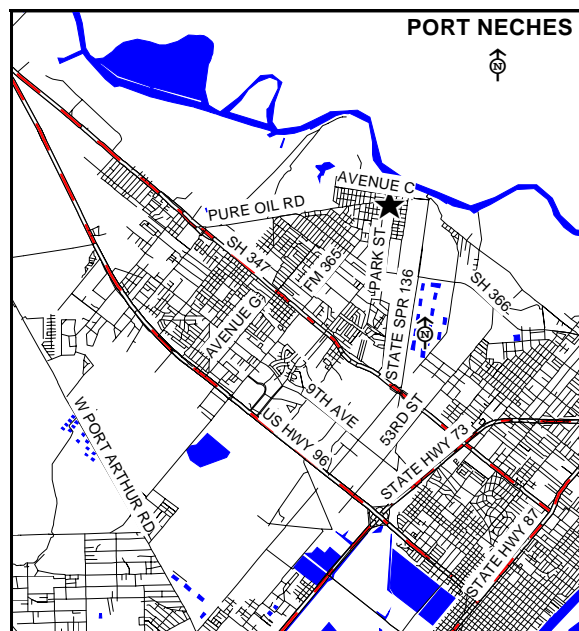
## Port Neches Armory

**Location:**

606 Ave C, Port Neches, Jefferson County, Texas

**Legal Description:**

File #901209 Jefferson County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ....8/7/2003	<b>Acres:</b> ..... 2.48	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 11,250 sq.ft.
<b>Sen. Dist.:</b> .....4	<b>Rep. Dist.:</b> .....22	<b>FAR:</b> ..... 0.10	<b>Building Value:</b> ..... \$114,731
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level	<b>Improvement Value:</b> .....	\$0
<b>Zoning:</b> .....Special	<b>Land Value:</b> .....		\$73,460
<b>Frontage:</b> .....Ave C, Parks St	<b>Total Market Value:</b> .....		\$188,191
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Governmental, Residential, Civic		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in Port Neches as an armory. It is located at the corner of Ave C and Park St and is improved with three buildings. Surrounding land uses include governmental, residential and city-related buildings.

The appraisal indicates highest and best use is to continue in the present use. Port Neches is about 15 miles south of Beaumont. The Port Neches area has a diversified economy and the general outlook is forecasting continued long-term growth.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Rosenberg Armory

**Location:**

2020 Wallace Wehring Dr, Rosenberg, Fort Bend County, Texas

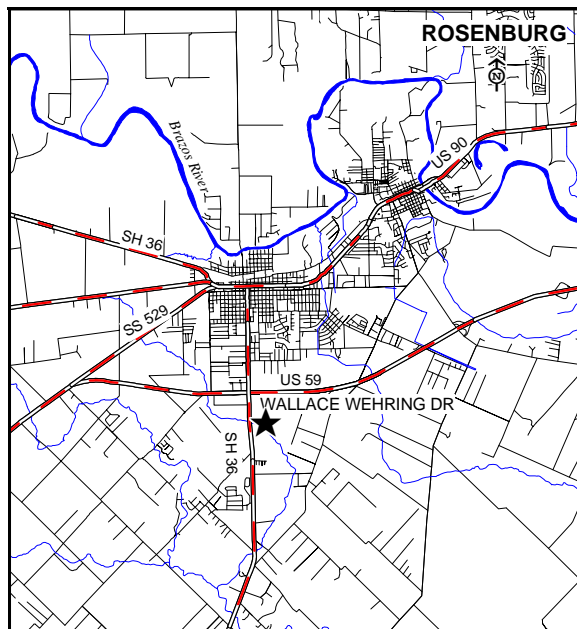
**Legal Description:**

Volume 2132 Page 1053 Fort Bend County Deed Records

**Encumbrances**

**Physical:** Floodplain

**Legal:** *Deed Restrictions:* Reversion Clause  
*Easements:* ROW



Location Map

<b>Appraisal Date:</b> 10/23/2003	<b>Acres:</b> ..... 10.00	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 21,499 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....27	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$602,000
<b>% in Floodplain:</b> .....20%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$150,000
<b>Frontage:</b> ..Wallace Wehring Dr, Hwy 36 Feeder			<b>Total Market Value:</b> ..... \$752,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Civic, Recreational, Residential		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site as an armory. It is located six miles south of Rosenberg on Wallace Wehring Dr and the Hwy 36 feeder. It is improved with one building and infrastructure. There is a reversion clause stating that if not used for an armory for more than 12 consecutive months, the land will revert to the City of Rosenberg. A small portion of the east side of the tract is in a floodplain area. Surrounding land uses include commercial, civic, recreational, and residential.

The appraisal indicates highest and best use is to continue in the present use in light of the deed restriction.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

## San Angelo Armory

**Location:**

4149 North Hwy 67, San Angelo, Tom Green County,  
Texas

**Legal Description:**

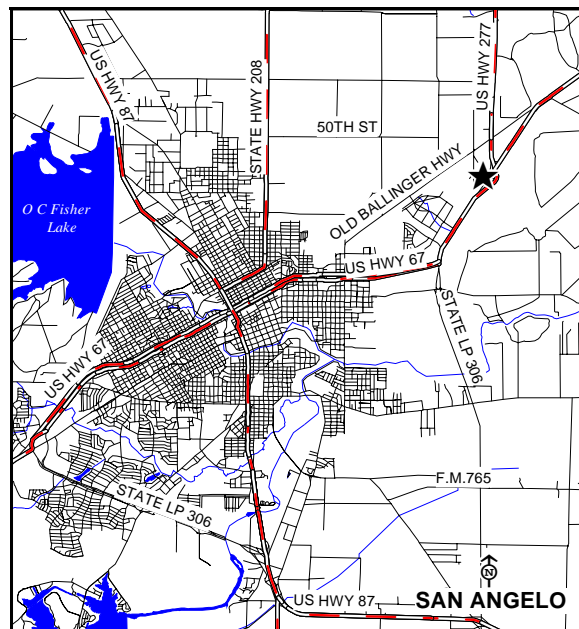
Volume 369 Page 119 Tom Green County Deed  
Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...9/10/2003	<b>Acres:</b> ..... 10.36	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 30,917 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....72	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$750,500
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$72,500
<b>Frontage:</b> .....North Hwy 67			<b>Total Market Value:</b> ..... \$823,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Industrial, Governmental		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site as a military training facility. The site was purchased in June 1993, and is now improved with two buildings. It is located on the east side of the city in an area of predominately industrial warehouses and vacant land. The growth pattern for San Angelo is on the west side between Knickerbocker Rd and Hwy 67. Surrounding land uses near the subject include vacant, industrial and governmental tracts.

The appraisal indicates highest and best use is to continue in the present use. Development in this area of San Angelo is slow to non-existent.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

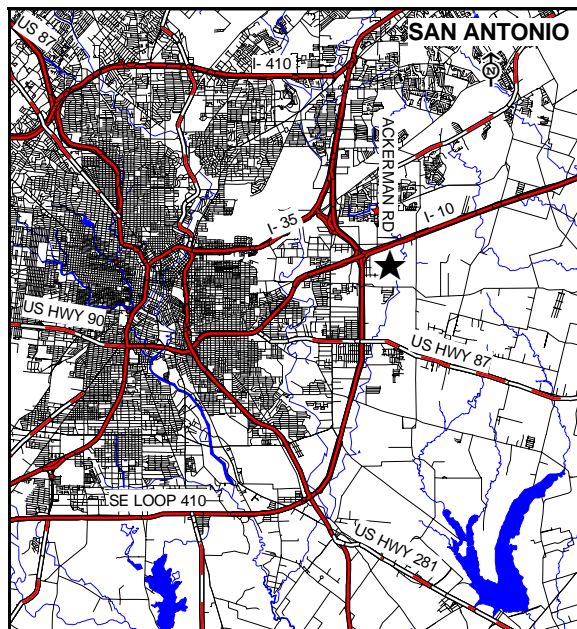
## San Antonio Armory - Two Units

**Location:**

Ackerman Rd, San Antonio, Bexar County, Texas

**Legal Description:**

Volume 3631 Page 149 Bexar County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...5/21/2004	<b>Acres:</b> ..... 216.50	<b>Bldgs.:</b> .....15	<b>Bldg. Area:</b> ..... 90,337 sq.ft.
<b>Sen. Dist.:</b> .....26	<b>Rep. Dist.:</b> ...120	<b>FAR:</b> ..... 0.01	<b>Building Value:</b> ..... \$1,425,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special			<b>Land Value:</b> ..... \$975,000
<b>Frontage:</b> .....Ackerman Rd			<b>Total Market Value:</b> ..... \$2,400,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Vacant, Residential		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site located on the east side of Ackerman Rd in San Antonio as a two-unit armory. It is a large facility with over 200 acres, and is improved with 15 buildings. The area is primarily industrial in nature with some residential pockets and vacant tracts scattered throughout. Commercial development is predominately located along IH 10.

The appraisal indicates highest and best use is to continue in the present use in light of the deed restrictions. The property will revert to the grantor if not used as a military facility. In general San Antonio is booming with growth, mostly occurring west, south and north. This eastern area of San Antonio is considered slow and little change is expected.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Seguin Armory

**Location:**

South Business Loop 123, Seguin, Guadalupe County, Texas

**Legal Description:**

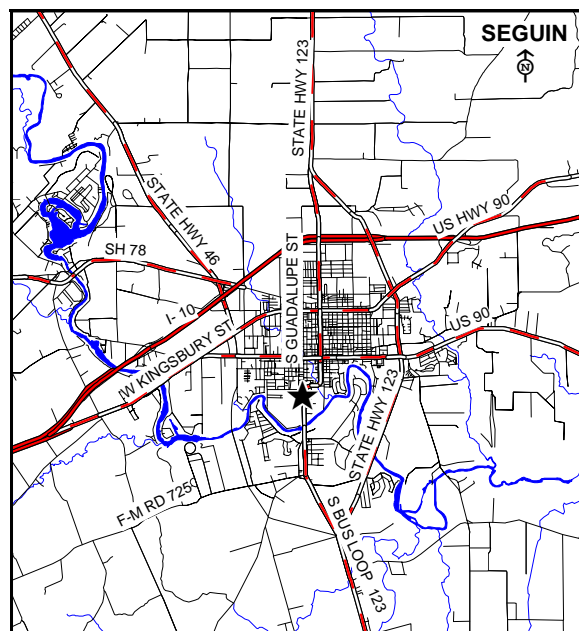
Volume 340 Page 325 Guadalupe County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...6/20/2003	<b>Acres:</b> ..... 4.21	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 16,410 sq.ft.
<b>Sen. Dist.:</b> .....25	<b>Rep. Dist.:</b> .....44	<b>FAR:</b> ..... 0.09	<b>Building Value:</b> ..... \$310,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special			<b>Land Value:</b> ..... \$51,000
<b>Frontage:</b> .....South Business Loop 123			<b>Total Market Value:</b> ..... \$361,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Commercial, Recreational, Residential		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site in southern Seguin as an armory. It is located on South Guadalupe St or SH 123 and is improved with two buildings. Surrounding land uses include commercial, recreational and residential tracts.

The appraisal indicates highest and best use is to continue in the present use. Seguin is the county seat of Guadalupe County. It is considered to be a bedroom community of San Antonio and has experienced moderate growth. There are several manufacturing and industrial type businesses in Seguin, located mostly along IH 10, Hwy 12 and Hwy 46 on the north side of town.

**Recommendation:** *Retain for continued agency operations.*

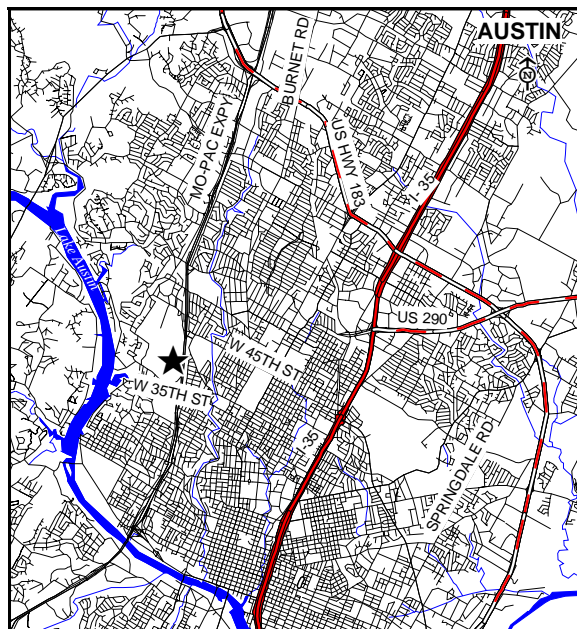
## Texas General Land Office

State Area Command Headquarters -  
Austin**Location:**

2200 West 35th St, Austin, Travis County, Texas

**Legal Description:**

DJ Gilbert Survey, Travis County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

<b>Appraisal Date:</b> 10/28/2003	<b>Acres:</b> ..... 8.42	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 144,458 sq.ft.
<b>Sen. Dist.:</b> .....14	<b>Rep. Dist.:</b> .....48	<b>FAR:</b> ..... 0.39	<b>Building Value:</b> ..... \$7,376,779
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$253,221
<b>Frontage:</b> .....West 35th St, MoPac			<b>Total Market Value:</b> ..... \$7,630,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Residential Development		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site located in central Austin as the state area command headquarters. The site consists of 8.42 acres and is improved with administrative offices and classrooms. It is a portion of the larger complex known as Camp Mabry. Surrounding land use is primarily residential, and the entire tract is in an area zoned for residential development.

The appraisal indicates the highest and best use would be to develop as upper-end residential development. The entire Camp Mabry complex is highly controversial due to historical designations, restrictions and reversion clauses contained in various deeds, its large undeveloped area which is considered by most naturalists to be prime endangered species habitat and its location over the Edwards Aquifer Recharge Zone. The GLO believes this land is economically underutilized, but in view of the legal prohibitions and other detriments to alternative use, the recommendation is to retain for continued agency use.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Stephenville Armory

**Location:**

Intersection of Hwy 67 and Hwy 281, Stephenville,  
Erath County, Texas

**Legal Description:**

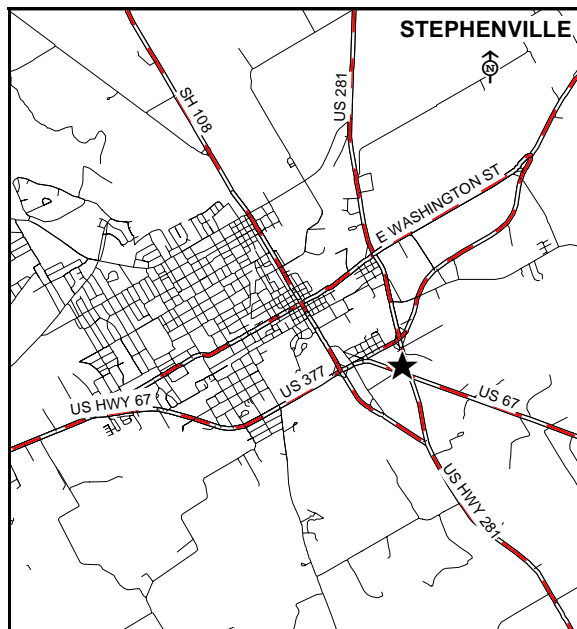
Volume 351 Page 60 Erath County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...7/14/2003	<b>Acres:</b> ..... 8.75	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 19,952 sq.ft.
<b>Sen. Dist.:</b> .....24	<b>Rep. Dist.:</b> .....59	<b>FAR:</b> ..... 0.05	<b>Building Value:</b> ..... \$207,500
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$66,500
<b>Frontage:</b> .....Hwy 67, Hwy 281			<b>Total Market Value:</b> ..... \$274,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Governmental, Commercial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in southeastern Stephenville as a military training facility. It is located at the intersection of Hwy 67 and Hwy 281. The site is improved with two buildings situated on 8.75 acres. Surrounding land uses are governmental and commercial.

The appraisal indicates highest and best use is to retain the tract for continued agency use. Much of the residential and commercial growth in Stephenville is concentrated in the western part of town.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

## Terrell Armory

**Location:**

Intersection of Airport Rd and Skyline Dr, Terrell,  
Kaufman County, Texas

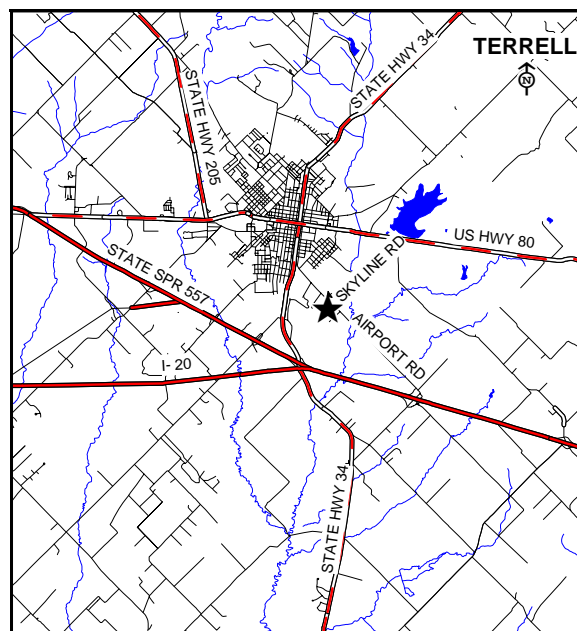
**Legal Description:**

Volume 324 Page 472 Volume 803 Page 646  
Kaufman County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* Reversion Clause  
*Easements:* Utility, ROW



Location Map

<b>Appraisal Date:</b> 12/11/2003	<b>Acres:</b> ..... 2.42	<b>Bldgs.:</b> .....6	<b>Bldg. Area:</b> ..... 7,106 sq.ft.
<b>Sen. Dist.:</b> .....2	<b>Rep. Dist.:</b> .....4	<b>FAR:</b> ..... 0.07	<b>Building Value:</b> ..... \$60,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$30,000
<b>Frontage:</b> .....Airport Rd, Skyline Dr			<b>Total Market Value:</b> ..... \$90,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Industrial, Vacant, Governmental		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission utilizes this site just south of Terrell as an armory. It is located at the intersection of Airport Rd and Skyline Dr and is improved with six buildings. Surrounding land use includes light industrial, vacant and a city airport.

The appraisal indicates highest and best use is to continue in the present use. A reversion clause states if the tract is used for other than military purposes, it will revert to the grantor. The real estate market in Terrell has been active and growth corridors are along Hwy 80 and Hwy 34 near IH 20. The subject neighborhood is a mixture of older buildings and light industrial. Future development of the site may be limited since the airport uses the land around the tract.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

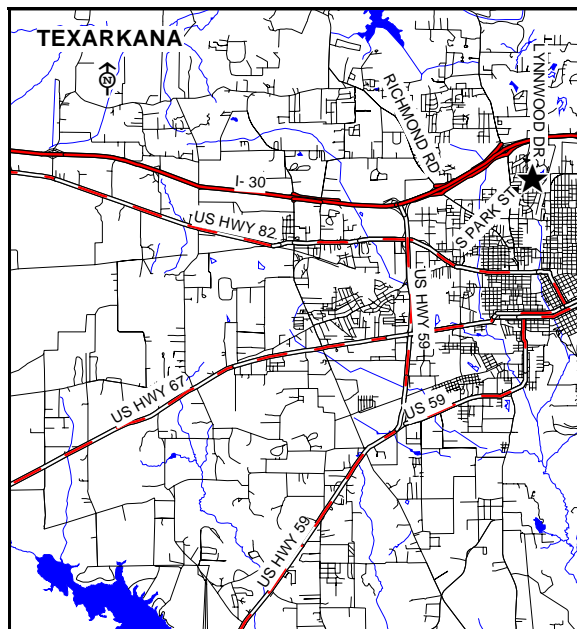
## Texarkana Armory

**Location:**

1420 South Park St, Texarkana, Bowie County, Texas

**Legal Description:**

Volume 331 Page 359 Bowie County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...8/26/2003	<b>Acres:</b> ..... 4.61	<b>Bldgs.:</b> .....5	<b>Bldg. Area:</b> ..... 16,324 sq.ft.
<b>Sen. Dist.:</b> .....1	<b>Rep. Dist.:</b> .....1	<b>FAR:</b> ..... 0.08	<b>Building Value:</b> ..... \$100,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special			<b>Land Value:</b> ..... \$92,000
<b>Frontage:</b> .....South Park St, Lynwood St			<b>Total Market Value:</b> ..... \$192,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Recreational		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in northwest Texarkana as an armory. It is located on South Park St and is improved with five buildings. Surrounding land uses include residential, a Boy Scout facility and Spring Lake Park. There is a reversion clause restricting the use for armory purposes.

In light of the limits contained in the reversion clause preventing an alternate use, the highest and best use is to continue as a military facility. The economy of Texarkana appears to be stable to growing. Most commercial and office development is along and north of IH 30.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Victoria Armory

**Location:**

106 East Mockingbird Ln, Victoria, Victoria County,  
Texas

**Legal Description:**

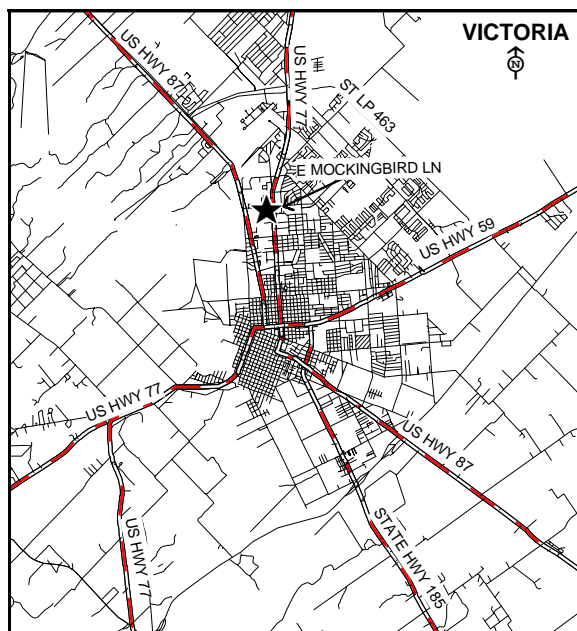
Vol 417 Pg 432 Vol 448 Pg 3 Vol 495 Pg 184 Vol 487  
Pg 137 Victoria County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...8/20/2003	<b>Acres:</b> ..... 4.45	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 16,437 sq.ft.
<b>Sen. Dist.:</b> .....18	<b>Rep. Dist.:</b> .....30	<b>FAR:</b> ..... 0.09	<b>Building Value:</b> ..... \$373,900
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned		<b>Land Value:</b> ..... \$126,100	
<b>Frontage:</b> .....East Mockingbird Ln		<b>Total Market Value:</b> ..... \$500,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Residential, Commercial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site just north of downtown Victoria as an armory. It is improved with one building. Surrounding land uses include vacant, residential and commercial sites.

The appraisal indicates highest and best use is to continue in the present use. Victoria and the Golden Crescent Region has a diverse economy. The economic outlook is good and a stable growth pattern is forecasted.

**Recommendation:** *Retain for continued agency operations.*



## Texas General Land Office

## Waco Armory

**Location:**

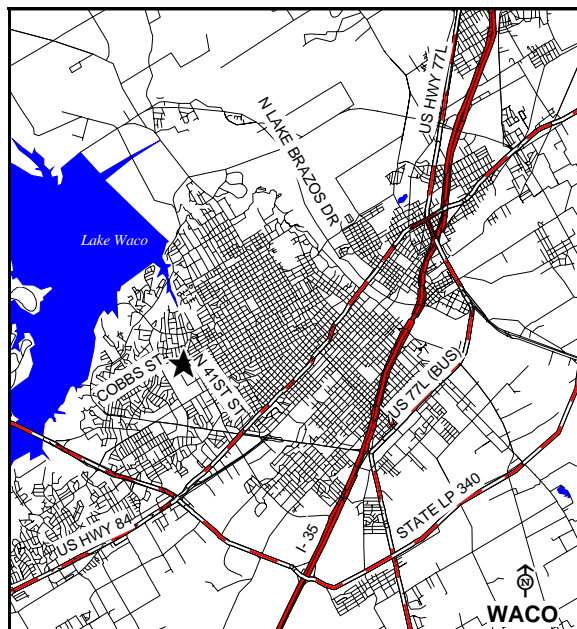
2120 North 41st St, Waco, McLennan County, Texas

**Legal Description:**

Volume 398 Page 158 McLennon County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...6/17/2003	<b>Acres:</b> ..... 8.12	<b>Bldgs.:</b> .....3	<b>Bldg. Area:</b> ..... 80,641 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....56	<b>FAR:</b> ..... 0.23	<b>Building Value:</b> ..... \$1,695,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential			<b>Land Value:</b> ..... \$355,000
<b>Frontage:</b> .....North 41st St, Cobbs St			<b>Total Market Value:</b> ..... \$2,050,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Governmental, School		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this property as an armory. It is located within the city limits of Waco on the west side of town. The tract is improved with three buildings. Surrounding land uses include residential, school, and governmental.

The appraisal indicates highest and best use is to continue in the present use. New development in Waco has been concentrated along IH 35, and along Hwy 84 and Franklin Road. The subject's neighborhood is entirely built out and is largely comprised of government and government-related uses.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

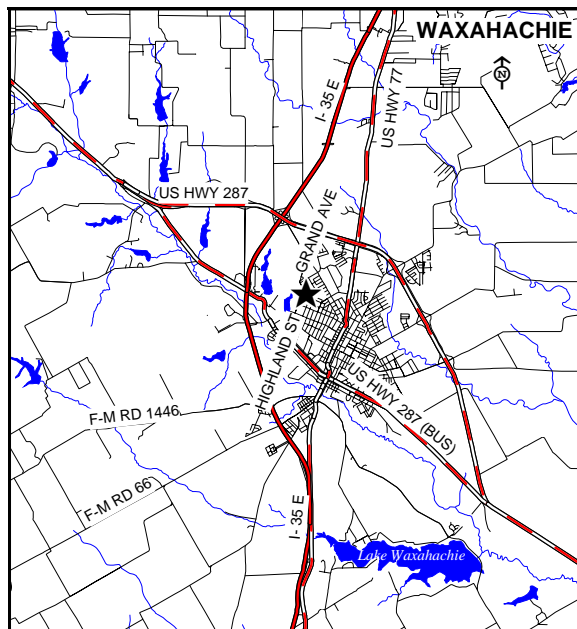
## Waxahachie Armory

**Location:**

628 Grand Ave, Waxahachie, Ellis County, Texas

**Legal Description:**

Volume 392 Page 288 Ellis County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* None*Easements:* Utility

Location Map

<b>Appraisal Date:</b> ...8/12/2003	<b>Acres:</b> ..... 7.17	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 24,714 sq.ft.
<b>Sen. Dist.:</b> .....22	<b>Rep. Dist.:</b> .....10	<b>FAR:</b> ..... 0.08	<b>Building Value:</b> ..... \$150,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Special			<b>Land Value:</b> ..... \$160,000
<b>Frontage:</b> .....Grand Ave, Highland St			<b>Total Market Value:</b> ..... \$310,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, Vacant		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in northwest Waxahachie as an armory. It is located on Grand Ave and is improved with two buildings; an armory and a vehicle storage building. Surrounding land uses include vacant and residential tracts.

The appraisal indicates highest and best use is to continue in the present use. Waxahachie lies just to the south of the Dallas/Fort Worth metroplex. The northern areas of the city have been developed for industrial and commercial uses. The subject is in an older neighborhood and development tends to be residential.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Weatherford Armory

**Location:**

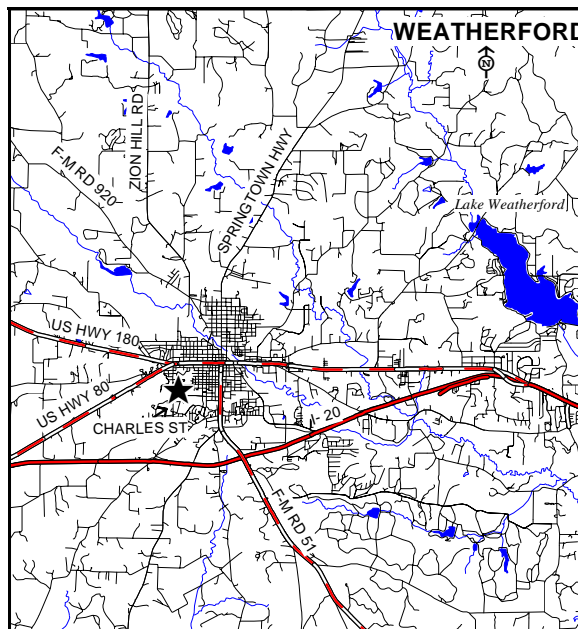
916 Charles St, Weatherford, Parker County, Texas

**Legal Description:**

Volume 227 Page 115 Parker County Deed Records

**Encumbrances****Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

<b>Appraisal Date:</b> ...7/30/2003	<b>Acres:</b> ..... 5.65	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 20,388 sq.ft.
<b>Sen. Dist.:</b> .....30	<b>Rep. Dist.:</b> .....61	<b>FAR:</b> ..... 0.08	<b>Building Value:</b> ..... \$78,394
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Residential		<b>Land Value:</b> ..... \$113,606	
<b>Frontage:</b> .....Charles St		<b>Total Market Value:</b> ..... \$192,000	
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Residential, School		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site in Weatherford as an armory. It is improved with two buildings. Surrounding land uses include residential and school district buildings.

The appraisal indicates highest and best use is to continue in the present use. The community of Weatherford is located about 30 miles west of Fort Worth. Due to the near proximity to the Dallas/Fort Worth metroplex, the community is experiencing an increase in population. As a result, there has been commercial and residential development and the armory neighborhood has been impacted in a positive way.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Wellington Armory

**Location:**

FM 338, east of Hwy 83, Wellington, Collingsworth County, Texas

**Legal Description:**

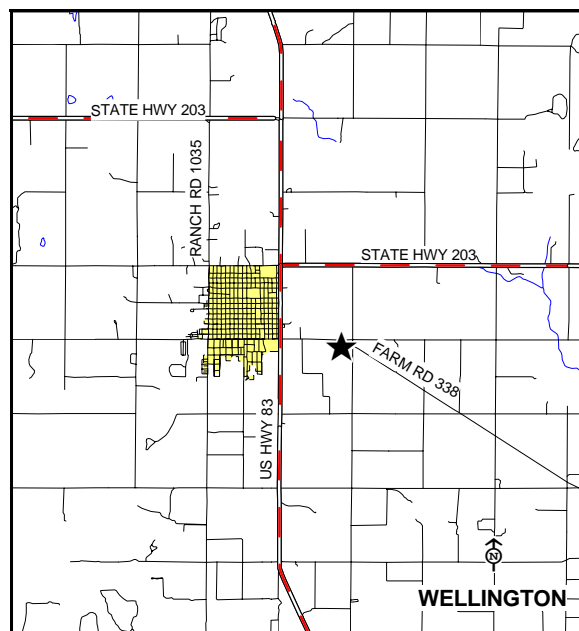
Volume 118 Page 98 Collingsworth County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> ...7/31/2003	<b>Acres:</b> ..... 4.00	<b>Bldgs.:</b> .....1	<b>Bldg. Area:</b> ..... 10,761 sq.ft.
<b>Sen. Dist.:</b> .....28	<b>Rep. Dist.:</b> .....88	<b>FAR:</b> ..... 0.06	<b>Building Value:</b> ..... \$61,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Unzoned			<b>Land Value:</b> ..... \$4,000
<b>Frontage:</b> .....FM 338			<b>Total Market Value:</b> ..... \$65,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Water, Septic Tank		
<b>Surrounding Uses:</b> .....	Vacant, Recreational		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site east of Wellington as an armory. It is located on FM 338 and is improved with one assembly building and infrastructure. Surrounding land uses include vacant land, city baseball parks, and a community swimming pool.

The appraisal indicates highest and best use is to continue in the present use. Wellington is a small community in the Panhandle. Because of the small size, most of the city can be defined as the neighborhood. The subject's area is stable but shows no growth.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

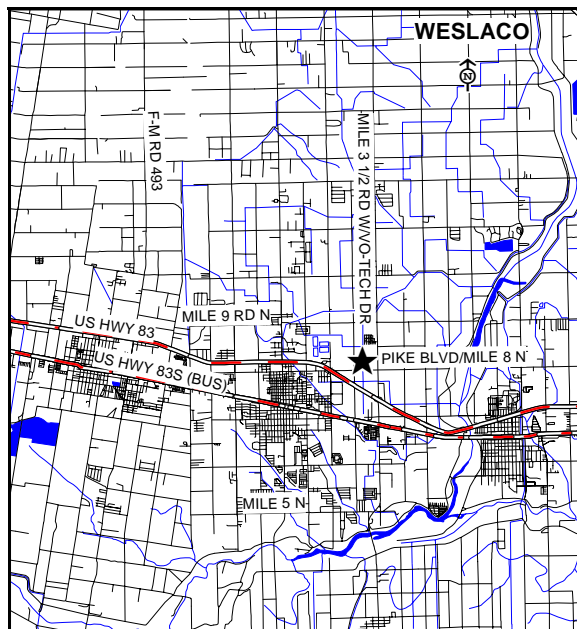
## Weslaco Super Armory

**Location:**

1100 Vo-Tech Dr, Weslaco, Hidalgo County, Texas

**Legal Description:**

Volume 28 Page 115 Hidalgo County Deed Records

**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility, ROW

Location Map

<b>Appraisal Date:</b> ...6/10/2003	<b>Acres:</b> ..... 20.00	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 87,362 sq.ft.
<b>Sen. Dist.:</b> .....27	<b>Rep. Dist.:</b> .....39	<b>FAR:</b> ..... 0.10	<b>Building Value:</b> ..... \$2,820,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$500,000
<b>Frontage:</b> .....Vo-Tech Dr, Pike Blvd			<b>Total Market Value:</b> ..... \$3,320,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial, Residential, Governmental		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission constructed this armory site in northeast Weslaco to replace five smaller sites in South Texas. The concept is to combine smaller sites into fewer larger ones for budgetary savings. The land was donated by the city in 1996 and the buildings are new. There are two buildings, the armory which houses various battalions from Edinburg and Donna, and a shop. Surrounding land uses include vacant, commercial/residential, governmental and the Mid Valley Airport.

The appraisal indicates the highest and best use is consistent with the present use. There is a reversion clause that states the use must be an armory site or the land reverts to the city of Weslaco.

**Recommendation:** *Retain for continued agency operations.*

## Texas General Land Office

## Wylie Armory

**Location:**

700 North Spring Creek Pky, Wylie, Collin County,  
Texas

**Legal Description:**

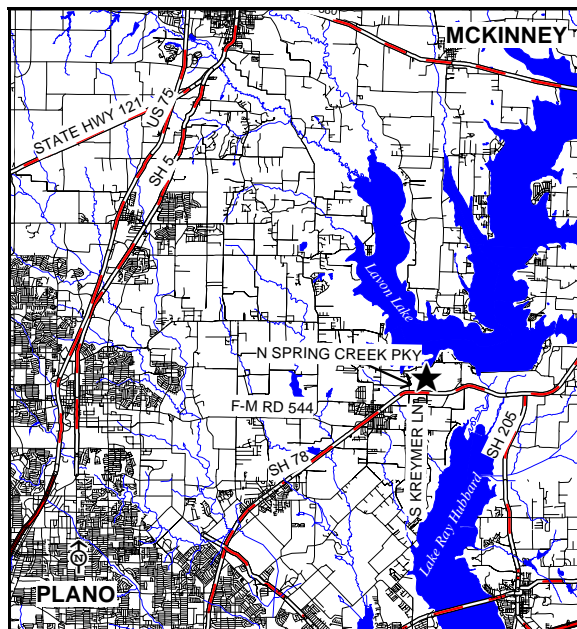
Volume 3268 Page 895 Collin County Deed Records

**Encumbrances**

**Physical:** None

**Legal:** *Deed Restrictions:* None

*Easements:* Utility



Location Map

<b>Appraisal Date:</b> 12/17/2003	<b>Acres:</b> ..... 10.32	<b>Bldgs.:</b> .....2	<b>Bldg. Area:</b> ..... 52,562 sq.ft.
<b>Sen. Dist.:</b> .....8	<b>Rep. Dist.:</b> .....89	<b>FAR:</b> ..... 0.12	<b>Building Value:</b> ..... \$988,000
<b>% in Floodplain:</b> .....0%	<b>Slope:</b> .....Level		<b>Improvement Value:</b> ..... \$0
<b>Zoning:</b> .....Industrial			<b>Land Value:</b> ..... \$221,000
<b>Frontage:</b> .....North Spring Creek Pky			<b>Total Market Value:</b> ..... \$1,209,000
<b>Utilities:</b> .....	Electricity, Gas, Telephone, Wastewater, Water		
<b>Surrounding Uses:</b> .....	Vacant, Commercial		
<b>Current Use:</b> .....	Military Facility		
<b>Highest and Best Use:</b> .....	Military Facility		
<b>Agency Projected Use:</b> .....	Military Facility		

The Texas Military Facilities Commission uses this site located just north of Wylie as a military training facility. The site was donated in April 1990. There are currently two buildings constructed in 1992 and considered to be in excellent condition. Surrounding land use is vacant. There is a new Wal-Mart being constructed just south of the site on Hwy 78.

The appraisal indicates highest and best use is to continue in the present use. Wylie is just northeast of Plano. Market conditions indicate growth on the south side of town towards Plano. Plano is one of the fastest growing cities in Texas since it is within commuting distance of Dallas.

**Recommendation:** *Retain for continued agency operations.*

## **ABOUT THE REPORT**





## **ABOUT THE REPORT**

### **Statement of Purpose**

Evaluation reports have been prepared in accordance with the Texas Natural Resources Code, Sections 31.151, et seq. The Act requires the Asset Management Division of the Texas General Land Office (GLO) to identify and evaluate designated state-owned real property and accomplish the following:

- determine current market value, and
- identify real property not being used or being substantially underused.

### **Appraisal Process**

Appraisals are performed by GLO staff, whose findings are contained in reports on file in the agency's Appraisal Division. Field staff measure and examine buildings to determine structure, composition, and condition. Resulting data are processed using the Marshall and Swift Valuation Service to derive replacement and depreciation values. Using the Market Data approach, area markets are examined, and the current market value of the land is determined.

All findings are based on market data and conditions as of the appraisal date. GLO appraisers certify that in the case of values over one year old, markets have not changed to alter appraisal figures. Appraisers do not make forecasts of future trends not already indicated by current real estate activity.

### **Evaluation Process**

#### *Analysis*

The GLO analysis staff reviews appraisal findings and performs additional research to determine the following:

- pattern of land utilization for each facility
  - ◆ land that is economically underutilized
  - ◆ land not being used for agency or facility functions
- development potential for underutilized/unused property

This analysis should be viewed as a preliminary feasibility study which identifies potential alternate uses. Additional research would be necessary prior to marketing the property to insure accurate forecasts of land use, income streams, transaction costs, and implementation scenarios.

## **Texas General Land Office**

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### **The Evaluation Process**

#### **Definition of Terms**

Evaluation reports may employ the terms defined below.

##### *Market Value -*

The amount one can expect to receive if the property were sold on the open market.

##### *Also:*

The highest price which a property will bring if offered for sale in the open market, with reasonable time allowed to find a knowledgeable buyer and assuming reasonable financing terms. This definition implies the concept of a willing buyer and seller, neither of whom is put under undue duress and both having been given time to consummate the sale.

As a result of rounding, market value is not expressed as the sum of land, improvements, and site improvements that are reported.

##### *Highest and Best Use -*

The most profitable, likely, legal use to which a property can be placed. It is that which may be reasonably expected to produce the greatest net return and/or enjoyment over a given period of time.

##### *Floor-to-Area Ratio (FAR) -*

A measure of development intensity used to judge relative land utilization. FAR is the ratio of built gross floor area compared to the gross site area. This factor is a useful index of economic efficiency when compared with typical FARs for given categories of use.

##### *Value Ratio of Land to Buildings -*

A measurement that indicates the time when replacement of the current use is economically justified, i.e., when the value of the cleared land exceeds the value of the original property (land and buildings). As the ratio approaches 1:1, costs of maintaining present operations versus alternate use of the asset should be examined and relocation criteria determined.

##### *Grade -*

The horizontal elevation of a finished surface of the terrain from where a height will be measured.

##### *Lot -*

A parcel with a separate number or other designation as shown on a plat.

##### *Open Space -*

An outdoor or unenclosed space, located on the ground, designed and accessible for public use.

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## **ACKNOWLEDGEMENTS**



## **Acknowledgements**

The Texas General Land Office gratefully acknowledges the generous assistance of the following people who contributed to this report:

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Ms. Cindy Reed, Interim - Executive Director, Texas Building and Procurement Commission, and

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